



## 5 Lawson Close, Bristol, BS31 3LB

### Offers Over £475,000

Nestled in the tranquil cul de sac of Lawson Close, Saltford, this charming three-bedroom detached family home presents an excellent opportunity for those seeking a peaceful yet convenient lifestyle. The property is ideally located near Saltford Primary School and falls within the esteemed catchment area for Wellsway School in Keynsham, making it perfect for families with children.

As you enter the home, you will find a welcoming reception room that offers a comfortable space for relaxation and family gatherings. The three well-proportioned bedrooms provide ample accommodation, while the bathroom is conveniently situated to serve the household. The property benefits from uPVC double glazing and gas-fired central heating, ensuring warmth and comfort throughout the year. One of the standout features of this home is the enclosed south-facing rear garden, which offers a delightful outdoor space for children to play or for hosting summer barbecues. Additionally, the property includes off-street parking and a single garage, providing practical solutions for your parking and storage needs.

While the home requires a degree of cosmetic work, it presents a wonderful opportunity for buyers to personalise and create their dream living space. With no onward sales chain, you can move in with ease and

Entrance via uPVC double glazed front door into

### Hallway

Doors to

### Downstairs W/C



Obscured uPVC double glazed window to front aspect, low level w/c, wash hand basin, small double radiator.

### Open Plan Sitting/Dining Room

22'4" x 15'3" (6.83 x 4.67)



Further opening to Conservatory, stairs rising to first floor landing, uPVC double glazed window to side aspect, under stairs storage cupboard, large radiator, wood effect flooring, opening to

### Kitchen

9'8" x 6'5" (2.97 x 1.98)



uPVC double glazed window to front aspect, a range of wall and floor units with worksurface over, single stainless steel sink drainer unit with mixer tap over, 4 ring electric hob with oven and grill beneath, stainless steel splash back with extractor hood over, integrated fridge, full sized integrated Smeg dishwasher, wall

mounted Worcester Green Star boiler, access to loft space, wood effect flooring.

### Conservatory

11'2" x 12'4" (3.42 x 3.78)



A range of uPVC double glazed windows to rear aspect, uPVC double glazed French doors to patio and rear garden, polycarbonate roof with central electric ceiling fan and light, double radiator, wood effect flooring.

### First Floor Landing

Access to loft space, storage cupboard housing hot water tank with wooden shelving for linen, doors to

### Master Bedroom

9'1" x 10'5" (2.79 x 3.20)



uPVC double glazed window to rear aspect, single radiator, fitted wardrobes, wood effect flooring.

### Bedroom Two

8'5" x 12'7" (2.58 x 3.85)



uPVC double glazed window to rear aspect, small single radiator, wood effect flooring.

### Bedroom Three

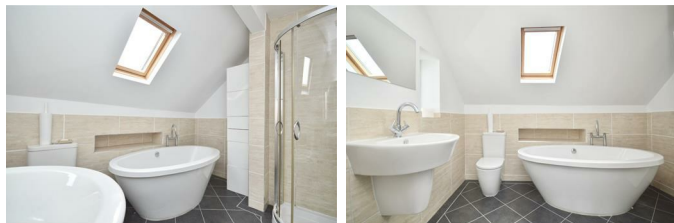
6'11" x 8'9" (2.13 x 2.67)



uPVC double glazed window to front aspect, small single radiator.

### Family Bathroom

7'8" x 9'10" (2.36 x 3.00)



Obscured uPVC double glazed window to side aspect, Velux window to front aspect, suite comprising low level w/c, freestanding bath with mixer taps over, fully

tiled corner shower cubicle with sliding glazed door and mains shower over, part tiled walls, tile effect flooring, wall mounted wash hand basin with mixer taps over, chrome heated towel rail, inset spots, extractor.

### Outside



The front of the property had a block paved driveway providing off street parking and access to the garage, the remainder is laid to gravel for ease of maintenance with a pathway leading to the front door. There is a lean-to along the side of the property providing further storage. The south facing rear garden has a paved patio area immediately adjacent to the property ideal for garden furniture, the remainder is laid to lawn with trees and shrubs. The rear garden is enclosed by wooden fencing.

### Garage

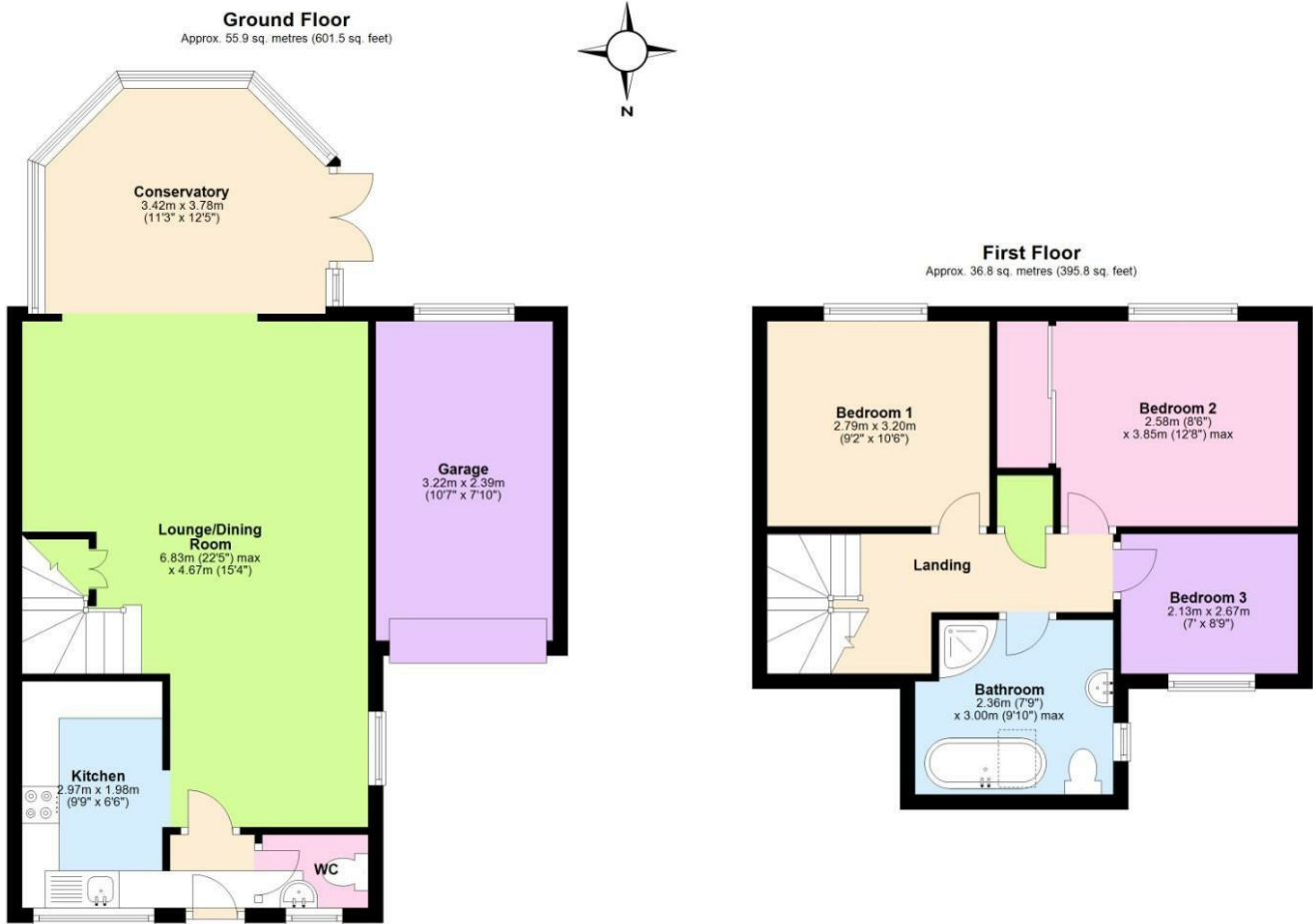
10'6" x 7'10" (3.22 x 2.39)

Metal up and over door. pedestrian door to rear garden, window to rear aspect.

### Directions

Sat Nav BS31 3LB

## Floor Plan

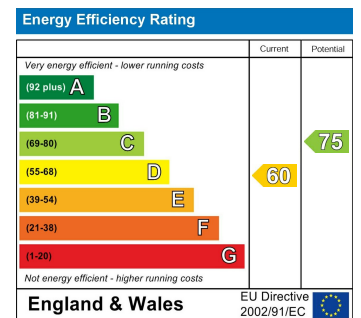


Total area: approx. 92.7 sq. metres (997.3 sq. feet)  
5 Lawson close , Salford, Bristol

## Area Map



## Energy Efficiency Graph



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