GOODMAN & LILLEY



3 OTTERY CLOSE, LAWRENCE WESTON, BRISTOL, BS11 0PJ

£300,000

3, OTTERY CLOSE
LAWRENCE WESTON

LOCATION
Ottery Close enjoys a convenient position within the established residential community of Lawrence Weston, offering an excellent balance of local shops, green open spaces, local amenities and superb transport connections.
The area is well served by a choice of respected schools, including Oasis Academy Long Cross, Oasis Academy Bank Leaze, Our Lady of the Rosary Catholic Primary School. Outdoor enthusiasts are spoilt for choice with the beautiful Kings Weston Estate, Penpole Wood, Lawrence Weston Moor Nature Reserve, and the historic Blaise Castle Estate all close by, offering acres of woodland walks, cycling routes, children's play areas and open green spaces. The popular Lawrence Weston Community Farm provides a fantastic local attraction for families throughout the year.

ENTRANCE HALL
19'7" x 6'11"
Entrance via uPVC door with 2 matching windows to side aspect, stairs rising to first floor.

LIVING ROOM
15'2" x 13'5"
Box window to front aspect, fireplace

KITCHEN
7'10" x 10'2"
Window to rear aspect, fitted with a range of wall and base units with roll top work surfaces. Enamel one and a half bowl sink with mixer tap over, ceramic electric hob with stainless steel extractor over, electric oven, door leading into utility room

DINING ROOM
10'8" x 10'11"
French doors leading into the rear garden

UTILITY ROOM
10'6" x 11'0"
Two windows to rear aspect, door leading into garden. Plumbing for washing machine. Courtesy door leading into the garage.

FIRST FLOOR LANDING
9'11" x 6'11"
Window to side aspect, access to loft space, Combi-Boiler.

BEDROOM 1
15'4" x 14'4"
Box window to front aspect,

BEDROOM 2
10'10" x 12'11"
Window to rear aspect, cupboard

BATHROOM
5'5" x 7'5"
Window to rear aspect, panel bath with shower over, pedestal sink, low level wc.

BEDROOM 3
9'4" x 9'2"
Window to front aspect, over stairs cupboard.

GARDENS
The rear gardens are enclosed by fence panelling, a good size lawn area, shingle area, raised decking area.

GARAGE
16'8" x 11'3"
Via Up and over door, power and lighting, there is also off street parking for 2 vehicles.





















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Total area: approx. 140.7 sq. metres (1514.4 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

3 BEDROOM(S)
TENURE - FREEHOLD

2 RECEPTION ROOM(S)
IN ALL SQ FT

1 BATHROOM(S)
COUNCIL TAX BAND - B

- Beautifully presented and particularly spacious three-bedroom semi-detached home.
- Spacious kitchen and separate dining room.
- Useful utility room and downstairs WC.
- Garage and off-road parking for two vehicles.
- Three well-proportioned bedrooms and a Family Bathroom
- Well-maintained throughout and ideal for first-time buyers and growing families.
- Popular and desirable cul-de-sac location.
- Conveniently located close to local amenities and well-regarded schools.
- Sunny rear garden.

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GOODMAN & LILLEY BRANCH NETWORK

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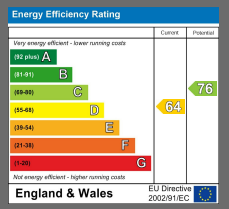
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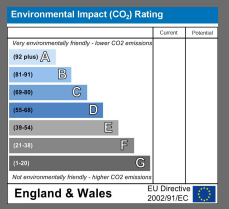
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Opening hours vary slightly in each office
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