



18 MUSGROVE CLOSE

LAWRENCE WESTON
BS11 0SL

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PORCH

Entrance via composite door with window to side, door leading into hallway,

ENTRANCE HALL

12'9" x 6'2"

Stairs rising to first floor.

LIVING ROOM

12'10" x 13'3"

Window to front aspect, feature fireplace

KITCHEN/DINING ROOM

10'2" x 19'10"

Two windows to rear aspect. Fitted with a range of wall and base units with roll top work surfaces. Stainless steel gas hob with a glass angled extractor fan over. Electric oven. Stainless steel sink with mixer tap over, integrated dish washer. Integrated fridge and freezer, pantry/larder, door leading to utility room.

UTILITY AREA

8'6" x 9'5"

Plumbing for 2 washing machines and a tumble dryer, courtesy door leading into the garage, door into back garden.

WC

Low level wc

FIRST FLOOR LANDING

Window to side aspect, access to loft space which houses Combi-Boiler. The loft is fully boarded and insulated with a loft ladder and lighting.

BEDROOM 1

13'0" x 11'2"

Window to front aspect, radiator

BEDROOM 2

12'0" x 11'2"

Window to rear aspect, radiator

BATHROOM

8'0" x 7'3"

Window to side aspect, corner shower enclosure, double ended bath with central taps, low level wc, sink with integrated unit and light up mirror above, under floor heating.

BEDROOM 3

8'3" x 8'3"

Window to front aspect, radiator.

GARDENS

Externally, you will find a garden split across two distinct levels; a large patio area on the upper and lower level, a good sized lawned area between the 2 which benefits from the sun and offers excellent views. The garden backing onto woodlands is a real bonus and gives a rural feel to the home.

GARAGE AND PARKING

14'10" x 8'5"

The garage is accessed via an electric door, there is power and lighting and an additional 4 car spaces to the front.

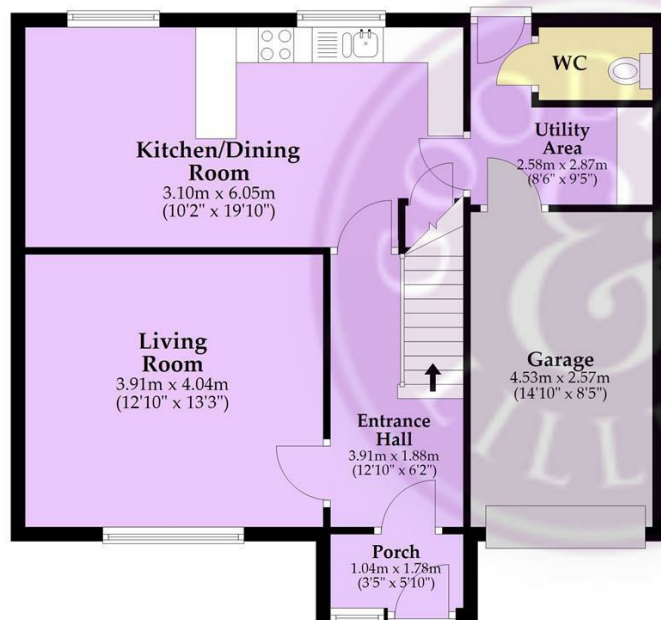






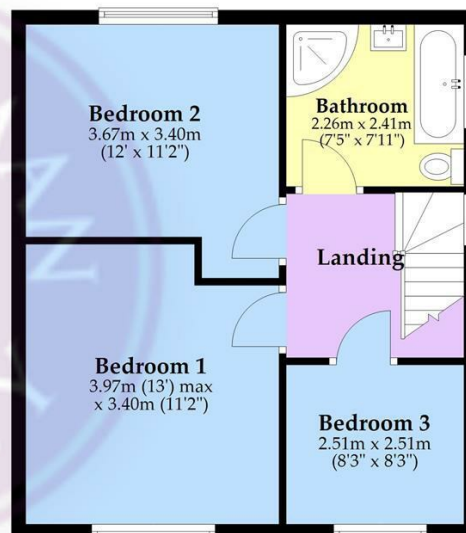
Ground Floor

Approx. 64.2 sq. metres (690.6 sq. feet)



First Floor

Approx. 44.9 sq. metres (483.4 sq. feet)



Total area: approx. 109.1 sq. metres (1174.0 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.
Plan produced using PlanUp.

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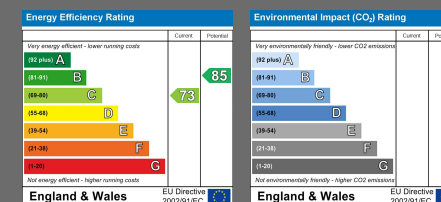
3 BEDROOMS
TENURE - FREEHOLD

- Three-bedroom end-of-terrace house
- Modern combi boiler located in the attic
 - Quiet cul-de-sac location
 - Excellent transport links nearby
- Ideal family home in a sought-after setting

2 RECEPTION ROOMS
IN ALL SQ.FT

- Refurbished in 2025
- Stylish four-piece bathroom suite with underfloor heating
 - Close to local schools and amenities
 - Beautiful sunny rear garden backing onto woodland
 - Spacious and well-presented throughout

1 BATHROOMS
COUNCIL TAX BAND - B



Opening hours vary slightly in each office
Mon to Fri - Usually 9am till 6pm
Saturday 9.00am-4.00pm