

31 ATWOOD DRIVE, LAWRENCE WESTON, BS11 0SR

£365,000



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LAWRENCE WESTON, BS11 0SR

- Three-bedroom end-of-terrace property with a New Roof
- Two reception rooms and a Conservatory
- Separate self-contained one-bedroom garden lodge
- Lovely Enclosed Rear Gardens
- Additional granny annexe to the side
- Downstairs shower room and a Utility Room
- Garden lodge with shower room and log burner
- Off-road parking for two vehicles a



AREA
Located within easy reach of a choice of primary schools Our Lady of the Rosary and St Bede's Senior School along with supermarkets, doctors surgeries, parks and cafes.
This property also benefits from being within close reach of Kingsweston and Blaise Castle Estate, the motorway and excellent transport links offering easy access to Bristol City Centre.

ENTRANCE HALLWAY
13'2" x 6'3"
Via uPVC door, stairs rising to first floor

LIVING ROOM
13'2" x 12'6"
Window to front aspect, fireplace, opening into the dining room

KITCHEN
10'8" x 9'6"
Fitted with a matching range of base units with plinth lighting, worktop space, eye level units and tiled splashbacks, one and a half bowl sink unit and drainer with swan neck mixer tap, space and plumbing for dishwasher, space for fridge/freezer, gas range cooker with glass splashback and extractor hood over, uPVC double glazed window to rear,

DINING ROOM
10'4" x 8'10"
uPVC double glazed patio doors leading into Conservatory

CONSERVATORY
12'5" x 15'8"
Built from a dwarf wall and uPVC construction with uPVC double glazed windows to front, side and roof, tiled flooring with under floor heating, radiator, decorative wall and ceiling lights, uPVC double glazed patio doors leading out to the rear garden, uPVC double glazed door with obscure glazed pane leading into the annexe.

ANNEXE LIVING AREA
15'9" x 8'7"
Entered via a uPVC double glazed door with decorative obscure glazed pane, laminate flooring, radiator, uPVC double glazed window to front.
Kitchen Area
Fitted with a matching range of base and eye level units with work top space and tiled splashbacks, single drainer stainless steel sink unit with mixer tap, built in electric oven with four ring electric hob and extractor hood over, space for undercounter fridge, laminate flooring, ceiling spotlights, door into:

SHOWER ROOM
7'8" x 7'0"
Fitted with a three piece suite comprising walk-in tiled shower cubicle with electric shower and sliding glass screen, low level W/C, vanity unit wash hand basin, heated towel rail, ceiling spotlights, uPVC obscure glazed window to side, tiled flooring








Family















UTILITY ROOM
7'8" x 4'8"
Space and plumbing for washing machine and under counter freezer with work top space over, uPVC obscure double glazed roof.

BEDROOM
10'7" x 12'4"
uPVC double glazed window to rear, radiator, laminate flooring, uPVC double glazed door with obscure glazed window leading into the conservatory of the main house,

FIRST FLOOR LANDING
7'7" x 7'8"
uPVC double glazed window to side aspect, hatch to loft space with pull down ladder, uPVC double glazed Velux window to front and to rear providing a lovely outlook over the fields behind the property, laminate flooring, ceiling spotlights, power and light connected.

BEDROOM 1
13'0" x 11'1"
Window to front aspect, radiator

BEDROOM 2
12'4" x 11'1"
Window to rear aspect, radiator

BATHROOM
7'4" x 7'8"
Fitted with a three piece suite comprising deep panel bath with mixer shower over and folding glass screen, pedestal wash hand basin, low level W/C, part tiled surrounds, heated towel rail, uPVC obscure double glazed window to side aspect, Combi-Boiler

BEDROOM 3
8'3" x 8'2"
Window to front aspect, radiator

LOG CABIN/LIVING/KITCHEN AREA
9'4" x 13'4"
Entered via double doors, wood flooring, feature log burner, matching range of base and eye level units with work top space over and tiled splashbacks, single drainer sink unit with half size drainer and Topser mixer tap over

BEDROOM
5'6" x 6'7"
Window to front, wood flooring, sliding door into Shower Room

SHOWER ROOM
3'5" x 6'7"
Fitted with a three piece suite comprising walk in shower cubicle with electric shower, vanity unit with built in W/C and wash hand basin, wood flooring, ceiling spotlights.

GARDENS
Enclosed to all sides, laid mainly to lawn, patio and decking areas, feature pergola, out building providing 2 storage rooms and a utility room. entrance into log cabin.

PARKING
Laid mainly to decorative stone shingle providing off street parking for 2/3 vehicles, entrance into annexe and main house.













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FLOORPLAN



Total area: approx. 183.9 sq. metres (1979.9 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.

FOR GUIDANCE ONLY, NOT TO SCALE AND NOT TO BE RELIED UPON AS A STATEMENT OF FACT.

TOTAL SQUARE FOOTAGE
1979.00 SQ FT

COUNCIL TAX BAND : B

RECEPTION ROOM : 3

BEDROOMS: 4

BATHROOMS : 2

FREEHOLD

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