



155 KINGS WESTON LANE

LAWRENCE WESTON
BS11 0QT

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LAWRENCE WESTON BS11 1 OQT

PROPERTY DESCRIPTION

Situated on the popular Kings Weston Lane, this three-bedroom semi-detached home offers generous accommodation, a modern open-plan kitchen/dining space and excellent access to local amenities, making it an ideal choice for first-time buyers, families or those looking to put their own stamp on a well-located home.

The property is entered via an entrance porch, leading through to the hallway and spacious living room. To the rear of the home is undoubtedly the standout feature – a beautifully reconfigured open-plan kitchen and dining room, thoughtfully updated by the current owners to create a bright and sociable family space. Flooded with natural light, the room features sliding patio doors opening onto an enclosed area and the rear garden. The kitchen offers ample space for everyday family life as well as entertaining guests.

A useful side access provides access to a range of storage rooms together with doors to both the front and rear of the property, adding practicality and excellent additional storage.

Upstairs, the property offers three well-proportioned bedrooms and a family bathroom, providing comfortable accommodation for a growing family.

Outside, the enclosed rear garden offers a private outdoor space with plenty of potential for families, keen gardeners or those looking to create their ideal entertaining area.

Location

Positioned on an elevated section of Kings Weston Lane, the property enjoys an open outlook and is perfectly placed to take advantage of some of North Bristol's most attractive green spaces. Just moments away, the historic Kings Weston Estate offers acres of parkland, woodland trails and scenic walking routes, making it ideal for dog walkers, runners, cyclists and families looking to enjoy the outdoors. Blaise Castle Estate is also within easy reach, providing even more opportunities to explore nature right on your doorstep.

The property is well located for families, with a selection of local schools nearby, including Our Lady of the Rosary Catholic Primary School, while Boing! Softplay is just a short distance away, offering a popular destination for younger children all year round.

For commuters, Kings Weston Lane provides excellent access to the M5 motorway (Junction 18), making journeys to Cribbs Causeway, Avonmouth, Portbury, Bristol City Centre and South Wales straightforward. Shirehampton railway station is only a short drive away, with regular services into Bristol Temple Meads, while nearby bus routes offer convenient connections across the city.

Whether you're looking to enjoy weekend walks through beautiful parkland, need easy access to North Bristol's major employers, or want a home with excellent transport links while remaining close to nature, this location offers an excellent balance of convenience and outdoor living.







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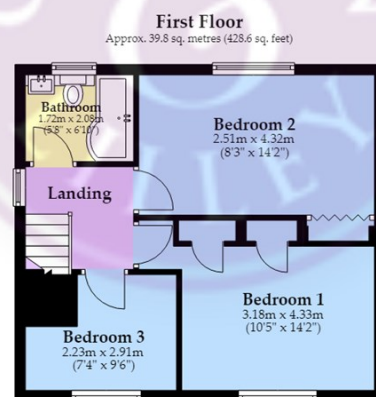
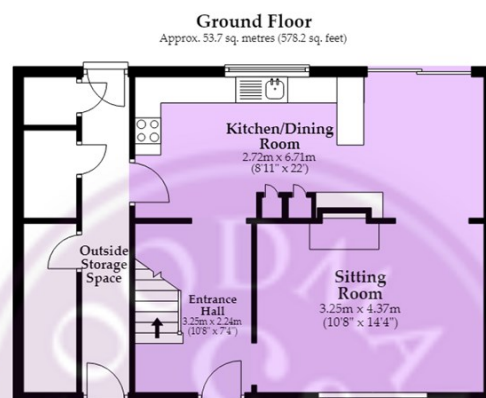
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Total area: approx. 93.5 sq. metres (1006.7 sq. feet)

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.

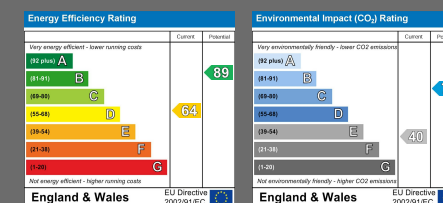
3 BEDROOMS
TENURE - FREEHOLD

2 RECEPTION ROOMS
IN ALL SQ.FT

1 BATHROOMS
COUNCIL TAX BAND -

- Three-bedroom semi-detached home
- Useful side access with additional storage rooms
- Moments from the beautiful Kings Weston Estate, with acres of parkland, woodland walks and scenic trails
- Excellent access to the M5 (J18), Avonmouth, Cribbs Causeway and Bristol City Centre

- Bright, open-plan kitchen/dining area
- Elevated position on Kings Weston Lane
- Ideal First Time Purchase or Investment
- Nearby bus routes and Shirehampton railway station providing convenient commuter links



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