



cj HOLE
est. 1867

22 Windcliff Crescent, Lawrence
Weston, Bristol, Bristol City, BS11
0JX

£280,000

Offered to the market, this well-presented semi-detached family home provides bright and practical accommodation throughout, together with off-street parking, a private rear garden and an impressive, detached garden office.

- Council Tax Band: B
- EPC: C
- Freehold
- Well-presented three-bedroom semi-detached family home
- Open-plan lounge dining room
- Two generous double bedrooms
- Off-street parking for two vehicles
- Utility outbuilding with WC
- Private rear garden
- Detached insulated garden office with power and lighting
- Popular residential location







The property is approached via a hardstanding driveway providing off-street parking and leading to a PVC front door opening into the entrance hall. From here, there is access to the main reception room, stairs rising to the first floor with useful understairs storage, and an opening through to the kitchen at the rear. Attractive slate-effect tiling flows through the hallway and continues into the kitchen.

The kitchen is fitted with a range of matching wooden-effect wall and base units and includes a gas hob with electric oven below, extractor canopy above, a Belfast-style sink and space for a large American-style fridge freezer. There is also plumbing for a dishwasher, while a partially glazed door provides useful side access to the property.

Opposite, a secure external storage outbuilding is currently arranged as a utility space with room and plumbing for both a washing machine and tumble dryer, together with a WC and sink, adding further practicality for family living.

Leading from the kitchen is an impressive full-depth lounge dining room, creating an excellent social and entertaining space. The dining area is positioned to the rear and benefits from French doors opening directly onto the garden, while the front reception area enjoys a feature solid fuel burner and window overlooking the front aspect. A further internal door connects back through to the entrance hall.

To the first floor, the landing provides access to three bedrooms and the family bathroom. The principal bedroom is positioned to the front and benefits from built-in storage, while the second bedroom is a further generous double overlooking the rear garden. The third bedroom is currently used as a nursery, but also works well as a child's bedroom or home office.

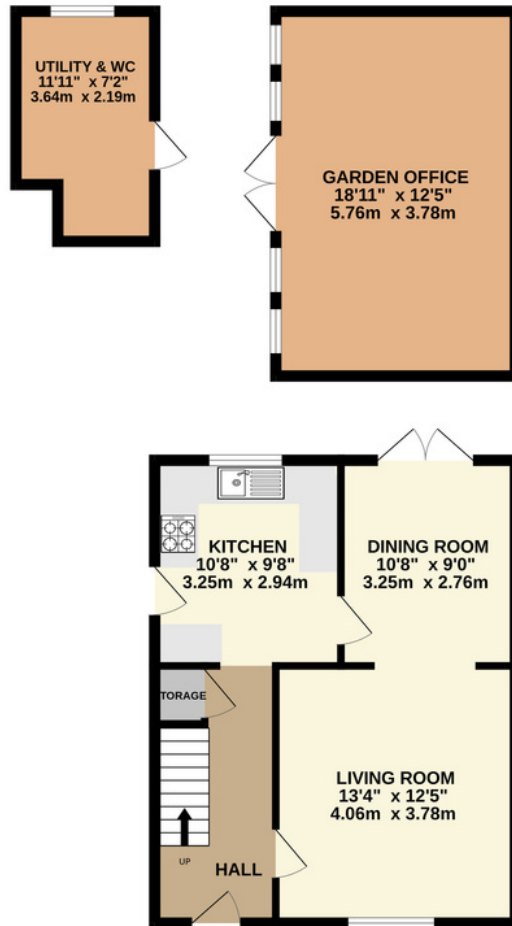
Completing the accommodation is the family bathroom, fitted with a contemporary three-piece white suite including a bath with shower over, WC and wash hand basin set within a vanity unit.

Outside, the property offers off-street parking for two vehicles to the front and secure side access leading to the rear garden. The garden has been thoughtfully arranged with a patio area directly behind the house, a recessed space ideal for outdoor cooking or entertaining, and the remainder predominantly laid to lawn.

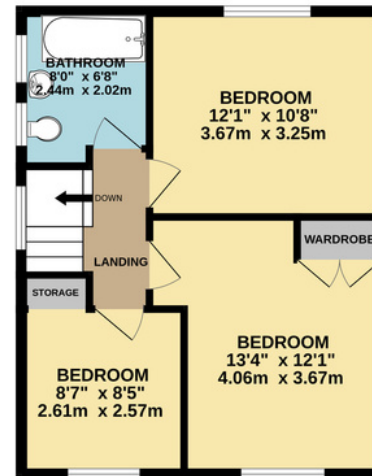
A particular highlight is the substantial detached garden office positioned to the rear. With power, lighting and insulation already in place, this versatile space is ideal for home working, hobbies or studio use.



GROUND FLOOR
762 sq.ft. (70.8 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 1210 sq.ft. (112.4 sq.m.) approx.

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