



**20 Lawrence Road
Wroughton, BS40 5QF**

Robin King | Estate Agents

20 LAWRENCE ROAD, WRINGTON, BS40 5QF

A 3 bedroom semi-detached home in a central village location with easy access to Bristol, Bath and beyond.

Approx 829 Sq. Ft Accommodation • 3 Bedrooms • Separate Kitchen & Dining Room • Large Garden To Front And Rear • Ample Driveway Parking • Investment Potential • Yatton Station 4.7 Miles For Mainline Trains – Paddington From 114 Mins • M5 Jct 21 Within 8 Miles • Bristol Airport 5 Miles • Bristol 13 Miles (All Distances Approx.) • No Onward Chain •

20 Lawrence Road is a well-balanced semi-detached family home in a popular residential location convenient for access to the many amenities of Wrington, including the “Outstanding” village primary school. This property has been a much loved family home since the mid-50’s and is now offered to the market for the first time.

The house sits centrally in a large plot offering generous front and rear gardens. Subject to the necessary permissions, there is excellent potential to extend either to the side and/or the rear.

Entering through the front door you are welcomed into a spacious hallway with stairs rising to the first floor. To your left is the main sitting room with electric fireplace. To your right the dining room, currently used as an additional sitting room, seamlessly flows into the well-equipped kitchen. The kitchen boasts plenty of storage units and an electric oven, catering to family needs. To the rear of the kitchen, a convenient door leads to an outbuilding, serving as a utility area with a plumbed-in washing machine, adding a practical touch to this home.

Upstairs there is three thoughtfully designed bedrooms. The two larger doubles come with built-in cupboards and wardrobes, optimising the space. The upstairs accommodation is completed by a functional family bathroom.





Outside – The rear garden is a good size and mainly laid to lawn. There is a patio area to the rear providing the ideal space for relaxing in the garden or al fresco dining. A path leads to the front of the property where there is driveway parking for multiple vehicles and a large front lawn.

Location - Wrington is well known for its excellent facilities and amenities including a primary and playschool with secondary schooling available at nearby Churchill, which also has a modern sports complex. There are good private schools in Bristol, Sidcot, Chew Magna and Wraxall. The village is situated approximately 13 miles southwest of Bristol, with easy access to the M5 at St Georges J21. Bristol International Airport is within 5 miles and access to a mainline railway station at Yatton is also within 4 miles.



Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

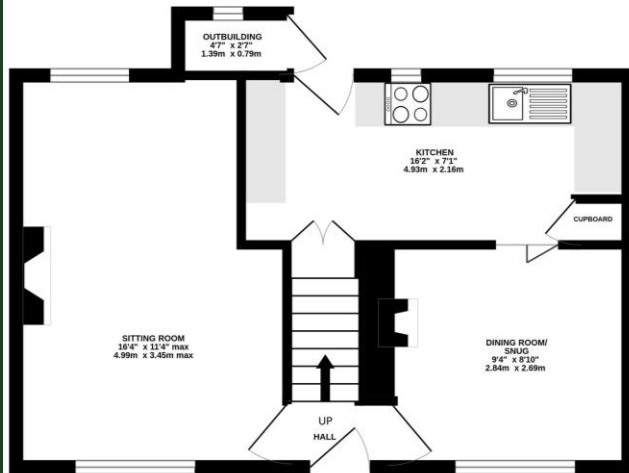
DIRECTIONS – From Wrington High Street turn left onto School Road then right onto Lawrence Road. Number 20 is situated to the end of Lawrence Road before South Meadows.

SERVICES – Mains Water and Drainage. Park-Ray heating (gas available in the street)

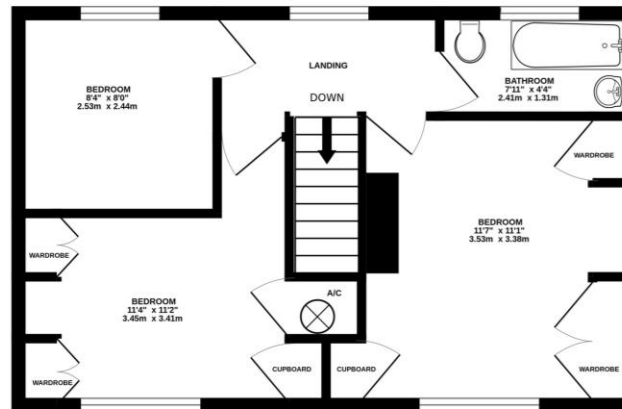
EPC RATING – F

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND B** £1,614.53 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

GROUND FLOOR
416 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 829 sq.ft. (77.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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