



15 Lawrence Road, Wroughton - BS40 5QF  
£370,000

## 15 Lawrence Road

Wrington, Bristol

Well-presented three-bedroom home offering bright, versatile living space including a spacious kitchen diner, generous conservatory and comfortable sitting room, together with a private garden featuring decking and gated driveway access.

- Approx. 965sq.ft Accommodation
- Three-bedroom family home
- Bright kitchen/dining area with feature alcove and chimney breast
- Well-equipped kitchen
- Spacious conservatory with central heating for year-round use
- Good-sized sitting room
- Private rear garden with large decked area, lawn and gated driveway access
- No Onward Chain

All Mains Services

EPC D

Council Tax B







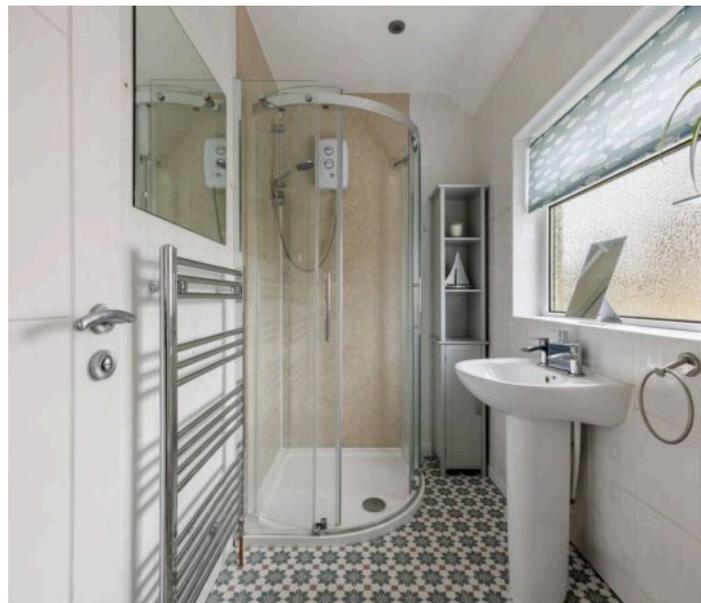
## 15 Lawrence Road

Wrighton, Bristol

Occupying a pleasant position, this thoughtfully arranged three-bedroom home provides bright, well-balanced accommodation both inside and out. The property welcomes you via a generously sized porch, ideal for coats and shoes, leading into a central hallway and setting the tone for the well-presented living space beyond.

To the left, the dining area flows seamlessly into the kitchen, creating a sociable and practical layout. The dining space is light and bright, benefitting from ample natural light and featuring an attractive alcove with shelving and a chimney breast, offering potential for the installation of a log burner, subject to the necessary consents.

The kitchen is well-equipped with a double oven, a range of units providing excellent storage, and space for a dishwasher, washing machine and tumble dryer, along with additional understairs storage. From here, the property opens into a spacious conservatory, a versatile room suitable for year-round use thanks to a radiator connected to the central heating system, with French doors leading directly out to the garden. The conservatory also provides access to the sitting room, which can equally be reached from the hallway, and offers a comfortable living space with a chimney breast that could be reopened if desired.



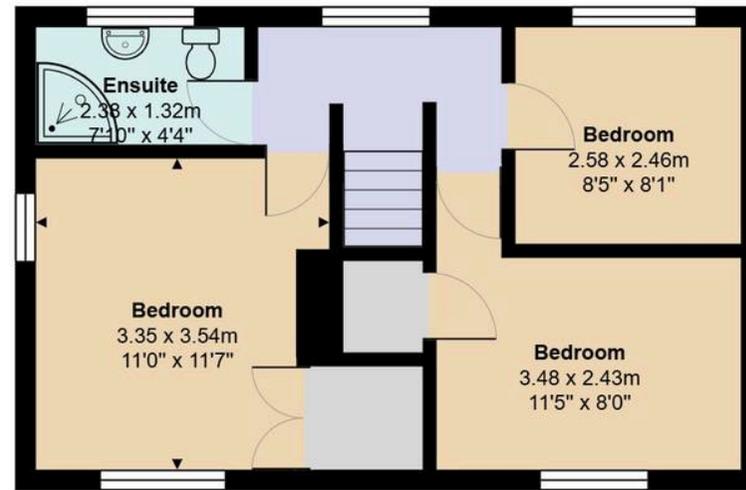
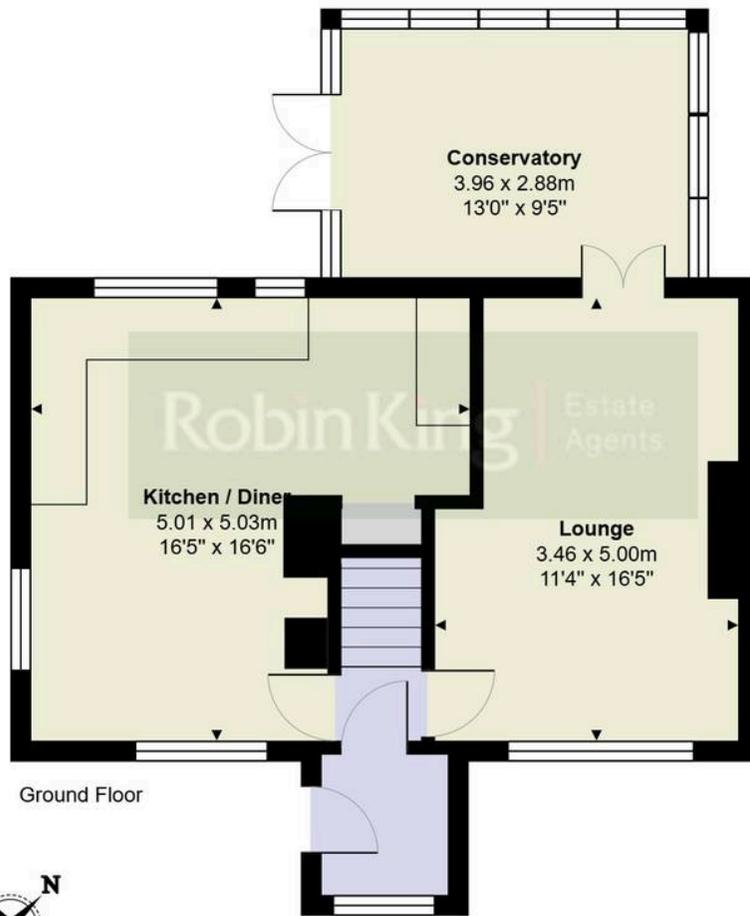
To the first floor, the property offers three bedrooms, two of which are generous doubles. The principal bedroom has been tastefully decorated and benefits from a bi-fold door opening into a walk-in wardrobe complete with hanging rail and drawers. The second double bedroom includes a cupboard housing the Worcester boiler. The accommodation is completed by a modern family bathroom fitted with a contemporary white suite and shower cubicle.

Outside, the property enjoys a substantial decked area directly to the rear of the conservatory, complemented by raised planters, creating an ideal space for outdoor dining and entertaining. This leads around to a further generous area to the side of the house, mainly laid to lawn, offering excellent space for families and keen gardeners alike. The garden is enclosed by established hedging, providing a high degree of privacy, and benefits from double gates opening onto the driveway.

#### Location

Wrighton 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 also private schools in Bristol, Sidcot, Chew Magna and Wraxall. The village is situated approximately 11 miles southwest of Bristol, with easy access to the M5 at Clevedon and St Georges (J20 and J21). Bristol International Airport is within 4 miles and access to a mainline railway station at Yatton is also within 4 miles with journey times to London Paddington from just 112 mins. The surrounding countryside is designated an Area of Outstanding Natural Beauty and provides many opportunities for outdoor pursuits including sailing, riding and walking.





**Lawrence Road, BS40**

Approximate Gross Internal Area 95.9 sq m / 1032 sq ft

**Robin King**

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Sales particulars are for guidance only. No structural survey or service testing has been done. These details aren't part of a contract and shouldn't be relied on as facts. References to alterations or use don't confirm regulatory approval. Buyers must verify all information. Measurements are approximate; check them. Contact us with any important concerns before viewing.