



88 Ridgeway Lane, Bristol, BS14 9PJ

£450,000

This heavily extended four-bedroom home is offered ****for sale**** in a sought-after area of Bristol, ideally suited to families. The property is presented in immaculate condition and provides a high level of space and flexibility.

Accommodation includes a stunning open-plan kitchen/diner/family room, featuring a central island and dedicated dining area, with bifolding doors opening directly onto the rear garden and taking full advantage of the attractive rear outlook. There is also a separate sitting room, offering a defined living space away from the main family area. All four bedrooms are doubles; the principal bedroom benefits from an en-suite, and a further double bedroom also enjoys an en-suite and built-in wardrobes. There is an additional family bathroom. The property has driveway parking, an enclosed rear garden and an EPC rating of C. Council Tax is Band C.

The location offers good access to local green spaces, including nearby parks and recreational areas popular with families. Well-regarded primary and secondary schools are within the wider neighbourhood, making

Hallway



Ground Floor WC



Sitting Room

12'6" x 11'5" (3.82 x 3.49)



First Floor Landing



Open Plan Kitchen / Diner / Family Room

22'7" x 17'6" (6.89 x 5.34)



Master Bedroom

13'9" x 11'1" (4.20 x 3.38)



Ensuite



Bedroom Three

10'8" x 10'0" (3.27 x 3.06)



Bedroom Two

12'6" x 10'6" (3.82 x 3.21)



Bedrooms Four

9'6" x 7'10" (2.91 x 2.39)



Ensuite



Family Bathroom



View to Rear



Outside

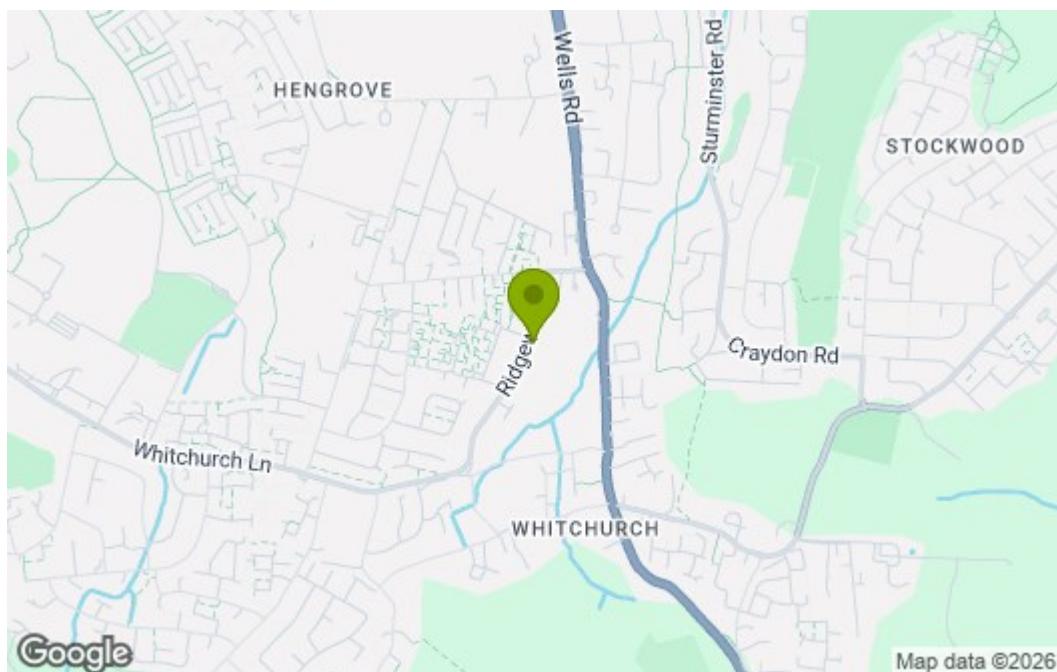


Floor Plan



Total area: approx. 122.5 sq. metres (1319.0 sq. feet)
88 Ridgeway Lane, Bristol

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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