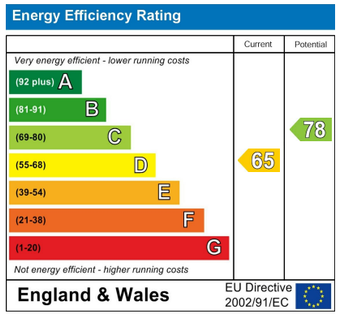




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DAVIES & WAY

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68 West Town Lane, Brislington, Bristol, BS4 5DB



£485,000

A handsome 1930s style three bedroom semi detached home that offers excellently cared for accommodation.

- Complete onward chain
- Entrance hallway
- Lounge
- Dining room
- Kitchen
- Utility room and WC
- Three bedrooms
- Family bathroom
- Garage
- Gardens

naea | propertymark PROTECTED

RICS

68 West Town Lane, Brislington, Bristol, BS4 5DB

An exceptional example of a double bay-fronted 1930s semi-detached home, this beautifully presented three bedroom property seamlessly blends character features with thoughtful modern enhancements. Occupying an enviable position along West Town Lane, the home enjoys generous, well maintained gardens extending to approximately 35 metres (115'), with all principal rooms benefiting from attractive green outlooks.

Internally, the property is entered via a spacious and welcoming hallway (4.6m / 15'1"), showcasing original stained glass leaded windows, a panelled staircase and period-style radiator. The ground floor offers a bay-fronted lounge with feature fireplace, alongside a well-proportioned dining room that flows through to a fitted kitchen. A useful rear lobby/utility area provides additional practicality and leads to a two-piece WC. Upstairs, a bright and airy landing features a striking stained glass picture window and built-in airing cupboard, giving access to three double bedrooms—one enhanced by a bay window with fitted seating, while another enjoys delightful views over the rear garden. The accommodation is completed by a high-quality four-piece family bathroom.

Externally, the property continues to impress. The front garden is designed for ease of maintenance, laid predominantly to stone chippings and hardstanding, accessed via a dropped kerb to provide off-street parking and leading to a single garage. The substantial rear garden, measuring approximately 35 metres (115'), is mainly laid to lawn and backs onto mature trees, creating a wonderful sense of privacy and greenery. It further benefits from a raised decked seating area with inset lighting, a separate patio ideal for entertaining, a designated children's play area, and a secure side patio. A detached timber office/workshop with power and lighting offers excellent versatility for home working or hobbies.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 4.6m x 2.9m (15'1" x 9'6")
Original style stain glass lead inset windows to front aspect, spacious hallway with original style panelling, radiator, power points, understairs storage cupboard, stairs rising to first floor landing, doors leading to rooms.

LOUNGE 4.7m x 3.6m into bay (15'5" x 11'9" into bay)
Double glazed bay window to front aspect, original style picture rail, high level skirting board, ornate style fireplace with wooden mantle, period style radiator, power points.

DINING ROOM 4.2m x 3.6m (13'9" x 11'9")
Double glazed window to rear aspect overlooking rear garden, original style picture rail, high level skirting boards, period style radiators, power points, opening leading to kitchen.

KITCHEN 3m x 2.9m (9'10" x 9'6")
Double glazed window to side aspect, kitchen comprising range of matching soft close wall and base units with roll top work surfaces, bowl and a quarter sink with mixer tap over, space and power for 'Range' style oven with oversized extractor fan over, integrated dishwasher, space and power for upright fridge/freezer, power points, splashbacks to all wet areas, door leading to utility room.

UTILITY ROOM 2.8m x 2.3m (9'2" x 7'6")
To maximum points. Glazed door to side aspect leading to rear garden, obscured glazed window to rear aspect. An 'L' shaped room benefitting from roll top work surface and space and plumbing for washing machine, period style radiator, power points, door leading to WC.

WC 1.5m x 1.2m (4'11" x 3'11")
Obscured lead inset window to rear aspect, matching two piece suite comprising pedestal wash hand basin and low level WC, heated towel rail.

FIRST FLOOR

LANDING 3.2m x 1.1m (10'5" x 3'7")
Obscured stain glass lead inset picture window to side aspect, picture rails and original style skirting boards, access to loft via hatch, built in storage cupboard housing hot water cylinder, doors leading to rooms.

BEDROOM ONE 4.9m x 3.7m into bay (16'0" x 12'1" into bay)
Double glazed bay window to front aspect with built in window seat and storage under, picture rails and original style skirting boards, period style radiator, power points.

BEDROOM TWO 4.4m x 3.7m (14'5" x 12'1")
Double glazed window to rear aspect overlooking rear garden, picture rails and original style skirting boards, two built in triple wardrobes, period style radiator, power points.

BEDROOM THREE 2.7m x 2.5m (restricted head height in places) (8'10" x 8'2" (restricted head height in places))
Double glazed window to front aspect, original style picture rails, high level skirting boards, period style radiator, power points.

BATHROOM 3m x 2.8m narrowing to 2m (9'10" x 9'2" narrowing to 6'6")
Obscured dual aspect double glazed windows to rear and side aspects, matching four piece suite comprising pedestal wash hand basin, low level WC, oversized walk in shower cubicle with shower off mains supply over and roll top bath with mixer tap over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY
Low maintenance front garden mainly laid to stone chippings with walled boundaries, dropped kerb providing access to driveway, feature tree, access to garage.

REAR GARDEN
Generous rear garden, landscaped with ease of maintenance in mind that's mainly laid to lawn with fenced boundaries, a raised decked seating area with inset lighting, patio, designated children's play area, gate leading to front of the property, pedestrian access to garage, power, access to office/workshop.

OFFICE/WORKSHOP 6m x 2.2m (19'8" x 7'2")
Of timber construction, partitioned into a home office/hobby room as well as a workshop, both of which benefit from power and lighting. There is a wired internet connection in place.

GARAGE 4.4m x 2.2m (14'5" x 7'2")
Accessed via up and over door with pedestrian access leading to garden. Benefitting from power, lighting and mezzanine storage.

TENURE
This property is freehold

COUNCIL TAX
Prospective purchasers are to be aware that this property is in council tax band D according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION
This property is located within a coal mining reporting area.

Local authority: Bristol City Council
Services: All services connected.
Broadband speed: Ultrafast 1800mbps (Source - Ofcom).
Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom).

