



118 West Town Lane, Bristol, BS4 5DT

Offers Over £650,000

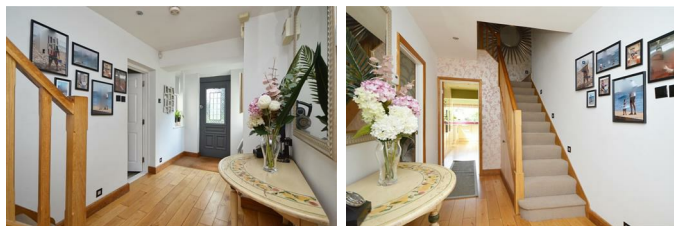
Situated on a generous corner plot and surrounded by beautifully mature, well established gardens, this impressive semi detached home offers an exceptional amount of space and versatility. Having been thoughtfully extended and maintained to a wonderful standard, the property provides five bedrooms, two bathrooms and the added benefit of a self-contained annexe. At the centre of the home is the stunning open plan kitchen and dining space. Beautifully appointed with a range of high-end appliances and complemented by a useful utility room, this bright and spacious area is flooded with natural light. With doors opening directly onto the garden, it creates a fantastic setting for family meals, entertaining friends or simply enjoying everyday life. The property also offers a generously proportioned open-plan reception room, providing an ideal space for relaxing and unwinding. Upstairs, there are five bedrooms in total. Four are spacious doubles, with the principal bedroom benefiting from its own en suite shower room. The fifth bedroom is a single and would make an excellent home office, nursery or guest room, alongside the well-appointed family bathroom. A particularly appealing feature is the self contained annexe, offering excellent flexibility for a range of needs. It comprises a further double bedroom, living space with kitchen facilities and a separate shower room, making it ideal for visiting family and friends, older children wanting their own space, or those looking for additional accommodation.

Outside, the mature gardens and generous corner plot provide plenty of space to relax, entertain and enjoy the outdoors. Conveniently positioned for West Town Lane Academy and the nearby Oasis Academy, the property is ideally suited to families looking for a spacious and versatile home.

With its impressive accommodation, attractive gardens and highly adaptable living space, this is a property that really needs to be viewed to be fully appreciated.

Entrance Hallway

11'10 x 7' (3.61m x 2.13m)



Sitting/Dining Room

24'10 x 12'7 max (7.57m x 3.84m max)



Kitchen/Dining Room

20'1 x 19'9 (6.12m x 5.79m)



Utility

Split Landing



Master Bedroom

16'3 x 12'11 (4.95m x 3.94m)



Ensuite Bathroom

12' x 4'10 (3.66m x 1.47m)



Bedroom Two

11'11 x 11'5 (3.63m x 3.48m)



Bedroom Three

11'5 x 11'1 (3.48m x 3.38m)



Bedroom Four

11'7 x 10'11 (3.53m x 3.33m)



Bedroom Five

8'10 x 8'3 (2.69m x 2.51m)



Bedroom Six

13'1 x 7'9 (3.99m x 2.36m)



Sitting Room/Kitchen

17'1 x 16'7 (5.21m x 5.05m)

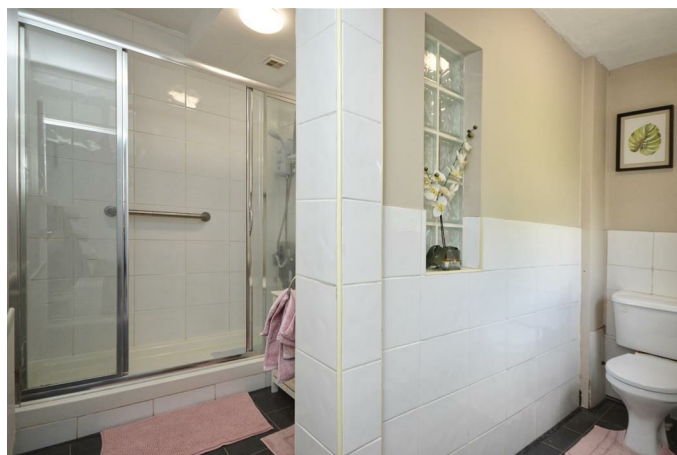


Family Bathroom

8'1 x 7'10 (2.46m x 2.39m)



Shower Room



Annexe

Gardens



Parking



Rear Elevation

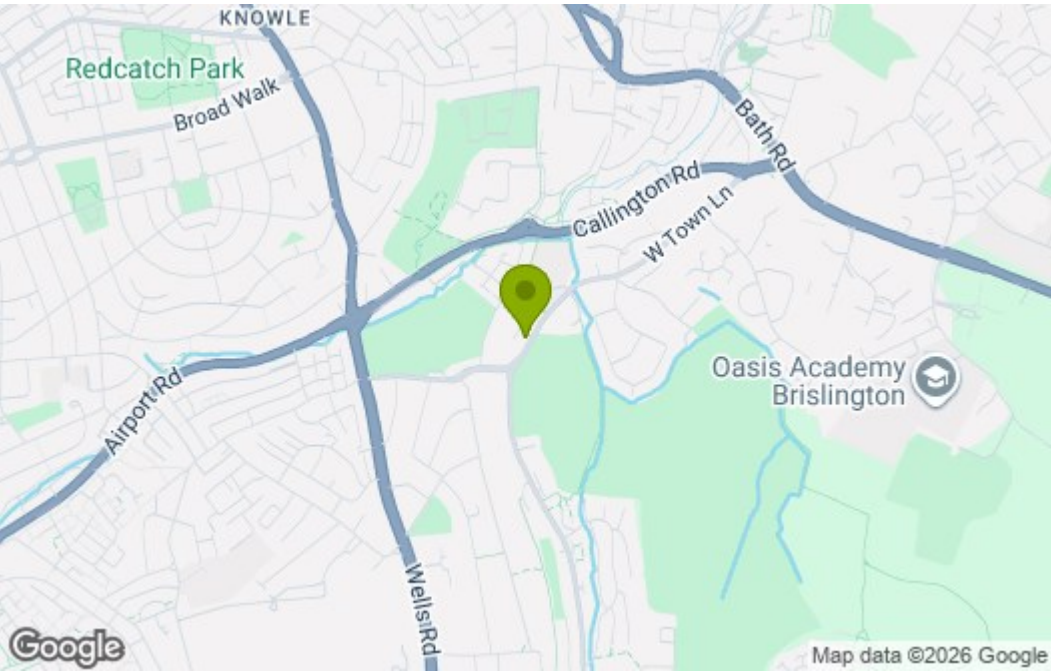


Floor Plan

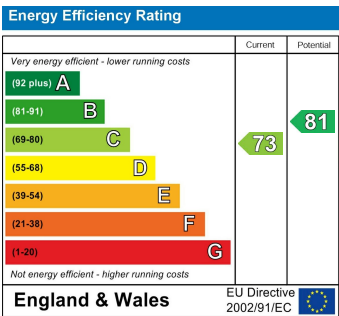


Total area: approx. 192.4 sq. metres (2071.3 sq. feet)
118 West Town Lane, Bristol

Area Map



Energy Efficiency Graph



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