



## 75 Ridgeway Lane, Bristol, BS14 9PN

**£456,000**

Presenting an extensively extended and well-appointed semi-detached house, offered for sale in good condition, ideal for families seeking spacious and versatile accommodation. This attractive property boasts a generous west-facing rear garden, beautifully landscaped with flowers and shrubs, complemented by a large covered decked area—perfect for outdoor entertaining throughout the year.

Upon entering, you are welcomed by a spacious hallway leading to the separate sitting room features a charming bay window and a feature fireplace, creating a warm and welcoming atmosphere. The second reception space provides an excellent dining area with direct access to the garden, offering flexibility for modern family living.

The heart of the home is the modern, refitted and extended open-plan kitchen/breakfast and family area. This space is flooded with natural light, featuring a breakfast bar and French doors opening to the rear garden. The kitchen benefits from a utility area and ample space for an additional sitting area, ideal for contemporary lifestyles. An elegant archway leads to the sun room, which enjoys stunning views over the garden, highlighted by a skylight and direct garden access.

### Entrance Porch



### Ground Floor Shower Room

7'9" x 7'0" (2.38 x 2.14)



### Entrance Hall

10'9" x 5'4" (3.30 x 1.64)



### Open Plan Kitchen / Dining / Family Area

26'8" x 11'10" (8.15 x 3.62)



### Sun Room

11'4" x 8'8" (3.47 x 2.66)



### Sitting Room

12'10" x 10'7" (3.93 x 3.23)



### First Floor Landing

### Bedroom One

15'3" x 7'11" (4.65 x 2.43)



### En Suite

8'1" x 7'11" (2.48 x 2.43)



### Bedroom Four

8'0" x 7'0" (2.44 x 2.15)



### Bedroom Two

11'8" x 10'7" (3.56 x 3.25)



### Bathroom

5'10" x 5'9" (1.80 x 1.76)



### Bedroom Three

10'5" x 9'7" (3.20 x 2.93)



### Outside



