



## 118 West Town Lane, Bristol, BS4 5DT

**£685,000**

Occupying a generous corner plot, with mature, beautifully planted gardens, this semi-detached house has so much to offer. Well extended and wonderfully presented, this delightful property boasts an abundance of living space, with a total of five bedrooms and two bathrooms plus a self contained annexe.

The heart of this home is undoubtedly the open-plan kitchen, beautifully fitted with an abundance of high end appliances and complete with a handy utility room, this open plan space is flooded with natural light. Opening directly onto the garden, it offers plenty of room for the family to gather and enjoy meals together, making it the perfect space for those who enjoy entertaining.

The property also features a great sized, open-plan reception room, ideal for relaxing evenings in. Upstairs, you will find the bedrooms, four of which are spacious doubles, with the master having the added benefit of an en-suite. The fifth bedroom is a single, offering flexibility as a guest room or home office, and a family bathroom.

One of the unique features of this property is the self-contained annexe. This includes a further double bedroom, a living space/kitchen, and a separate shower room - a perfect spot for visitors or for older children seeking a bit of independence.

The property is ideally located near West Town Lane Academy and Nearby Oasis Academies, making it perfect for families. Don't miss out on this exceptional property, it's a must-see!

### 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

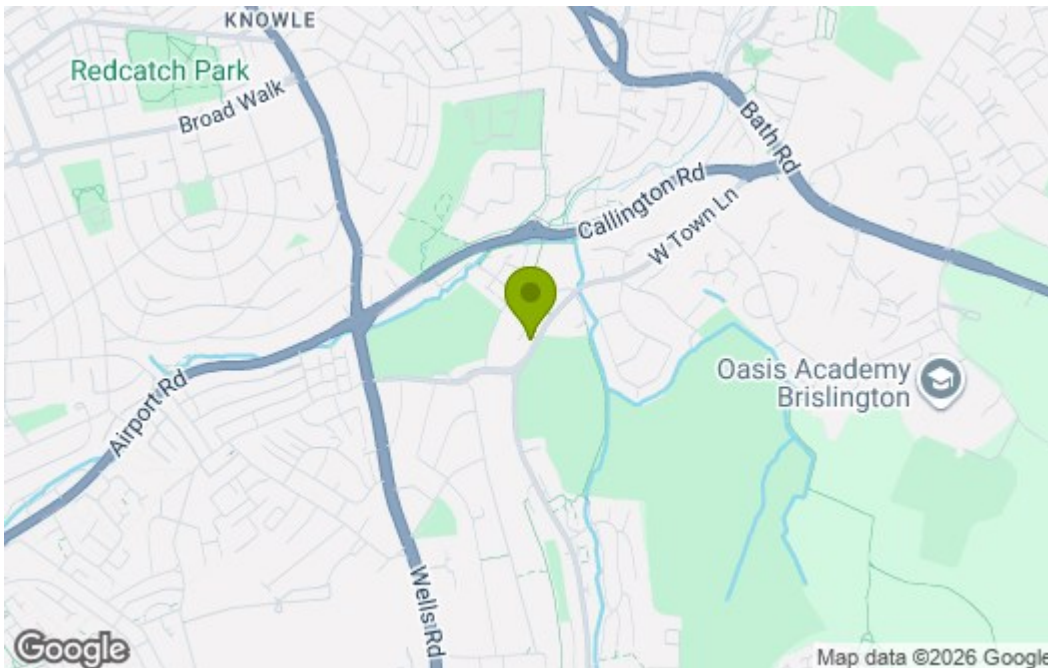


# Floor Plan

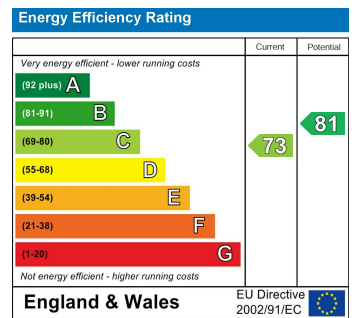


Total area: approx. 192.4 sq. metres (2071.3 sq. feet)  
118 West Town Lane, Bristol

## Area Map



## Energy Efficiency Graph



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