



89 West Town Lane, Bristol, BS4 5DZ

Price Guide £525,000

Located in this highly desirable part of Brislington, Bristol, this delightful semi-detached house on West Town Lane offers a perfect blend of modern living and classic character. Built in 1930, the property has been thoughtfully extended to provide ample space for families seeking comfort and convenience.

From the large entrance hallway, you are greeted by two spacious reception rooms, ideal for both relaxation and entertaining guests. The heart of the home is the extended kitchen and dining room, which boasts French doors that open seamlessly into the garden, creating a wonderful indoor-outdoor flow. A utility room and ground floor shower room complete the ground floor accommodation.

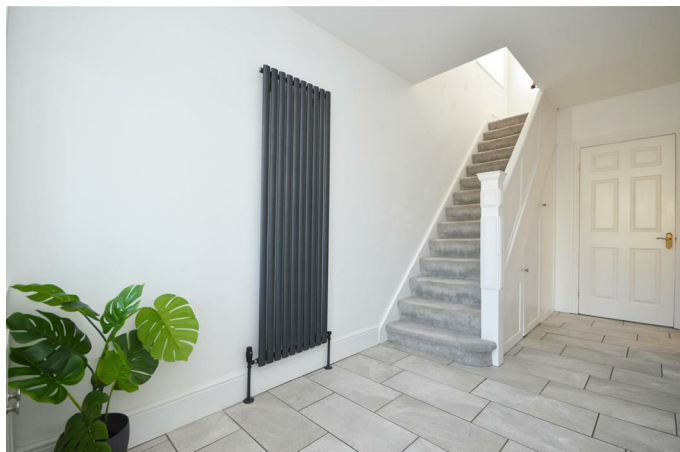
Upstairs, the property features three well-proportioned bedrooms, providing plenty of room for family members or guests, plus the bathroom. The loft conversion is a standout feature, complete with an ensuite bathroom, offering a private retreat for the master bedroom or an ideal guest suite.

Outside, there's a great sized and private rear garden. The house also benefits from parking for up to three vehicles, a valuable asset in this sought-after area, plus a single garage.

With West Town Lane Academy just across the road, families will appreciate the proximity to popular primary and secondary schools, making the daily school run a simple task. In summary, this semi-detached house on West Town Lane is a wonderful opportunity for those looking to settle in a vibrant area of Bristol, combining spacious living with modern amenities. Do not miss the chance to make this lovely house your new home.

Hallway

17'1 x 6'9 (5.21m x 2.06m)



Kitchen/Dining Room

8'11 x 17'10 (2.72m x 5.44m)



Utility Area

5'3 x 6'9 (1.60m x 2.06m)

Shower Room



Sitting Room

12'11 x 12'8 (3.94m x 3.86m)



Reception Room

14'2 x 12'7 (4.32m x 3.84m)



Landing



Master Bedroom

14'2 12'5 (4.32m x 3.78m)



Bathroom

6'7 x 6'10 (2.01m x 2.08m)



Bedroom Two

11'10 x 12'8 (3.61m x 3.86m)



Bedroom Four

17'10 x 12'8 (5.44m x 3.86m)



Bedroom Three

9'9 x 6'10 (2.97m x 2.08m)



Ensuite

6'8 x 5'10 (2.03m x 1.78m)



Rear Garden



Rear Elevation



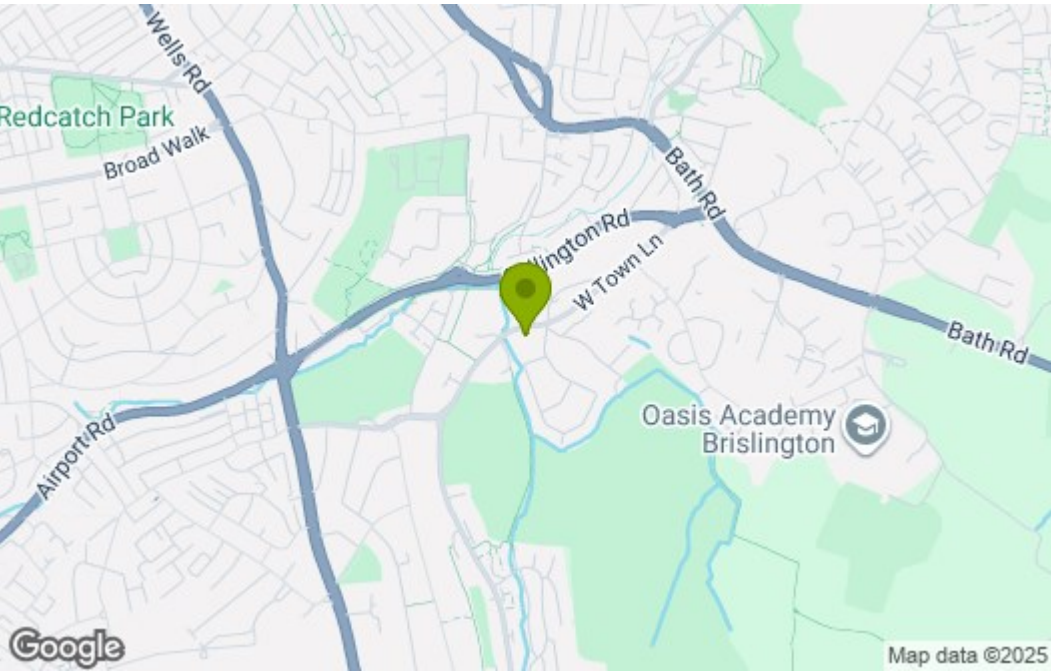
Garage



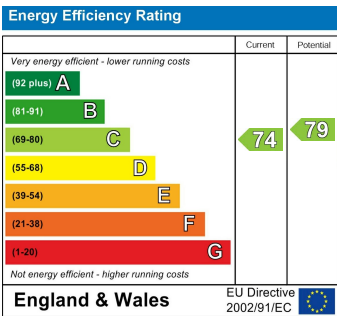
Floor Plan



Area Map



Energy Efficiency Graph



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