



G R E G O R Y S
— E S T A T E A G E N T S —

111 West Town Lane
Bristol, BS4 5DX

£440,000



A sought after, bay fronted family home offered for sale with no onward chain. This beautiful semi detached property is set within a spacious plot, set back from the road and offering a large gated driveway providing off street parking for multiple vehicles and a southerly rear garden measuring approximately 100ft in length. Internally generous room proportions benefit, whilst a traditional layout provides for the following accommodation, an entrance porch and hallway, a downstairs cloakroom, a bay fronted lounge overlooking the front aspect, a formal dining room with direct access onto the rear pleasant rear garden. A separate fitted kitchen leads to the lean to and garage, set to the side aspect. Appointed to the first floor, three bedrooms of impressive size, a bathroom and separate WC. A truly adorable property set within spacious grounds and overlooking local playing fields. A must see!

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ACCOMMODATION

ENTRANCE PORCH

Double glazed sliding patio door and double glazed window to the front aspect, tiled flooring, wooden entrance door with obscure glazed insert and matching side panel window to the hallway

HALLWAY 16' 4" x 6' 7" (4.97m x 2.01m)

Stairs leading to the first floor with under stairs storage cupboard, radiator, wooden flooring, doors to rooms

CLOAKROOM

A two piece white suite comprising a wash hand basin and low level wc, tiled splash backs, obscured double glazed window to the side aspect

LOUNGE 16' 10" x 13' 8" (5.13m x 4.17m)

(Measurements taken to the maximum point into bay) A round bay comprising double glazed windows to the front aspect, radiator, feature fire surround and matching hearth, picture rail

DINING ROOM 13' 0" x 12' 6" (3.95m x 3.81m)

Double glazed sliding patio door and matching window to the rear aspect, radiator, picture rail

KITCHEN 9' 7" x 8' 0" (2.93m x 2.43m)

A selection of matching wall and base units with roll top work surfaces over sink and drainer unit, tiled splash backs, space and plumbing for appliances, double glazed window and door to the lean to, door to the pantry

PANTRY 5' 7" x 4' 3" (1.7m x 1.30m)

Obscure double glazed window to the rear aspect, tiled flooring, space and plumbing for an appliance

LEAN TO 12' 10" x 6' 7" (3.90m x 2.01m)

Double glazed windows and door to the rear garden, built in base units with roll top work surfaces over, large opening to the garage

GARAGE 16' 4" x 6' 7" (4.97m x 2.01m)

Up and over door providing vehicle access from the driveway

FIRST FLOOR LANDING

Stairs leading from the ground floor, loft hatch, doors to rooms

BEDROOM ONE 17' 7" x 12' 6" (5.35m x 3.82m)

Round bay comprising double glazed windows to the front aspect, radiator, picture rail

BEDROOM TWO 13' 0" x 13' 0" (3.97m x 3.96m)

Double glazed window to the rear aspect, radiator, picture rail

BEDROOM THREE 8' 4" x 8' 0" (2.54m x 2.45m)

Double glazed window and feature double glazed 'Porthole' window to the front aspect, radiator

BATHROOM

A two piece suite comprising a pedestal wash hand basin and panelled bath with shower over, tiled walls, obscure double glazed window to the side aspect, airing cupboard housing gas combination boiler

SEPARATE WC

A low level wc, obscure double glazed window to the side aspect

FRONT ASPECT

A gated driveway providing off street parking for a number of vehicles, an area of lawn with mature trees, side pedestrian access to the rear garden

REAR ASPECT

A southerly rear garden measuring approximately 100 ft in length. Area of patio laid to paving with a large expanse of lawn, enclosed by mature boundaries of plants, trees and shrubs, two stone built outbuildings, pedestrian access to the front, enclosed by boundary fencing and hedgerow

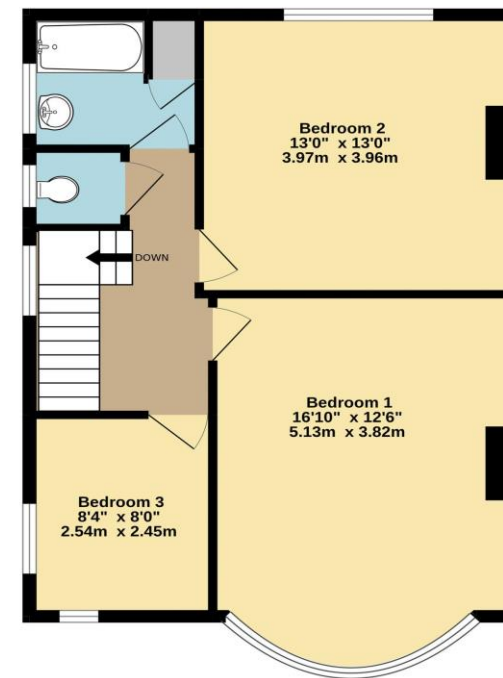




Ground Floor
820 sq.ft. (76.2 sq.m.) approx.



1st Floor
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA: 1408 sq.ft. (130.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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