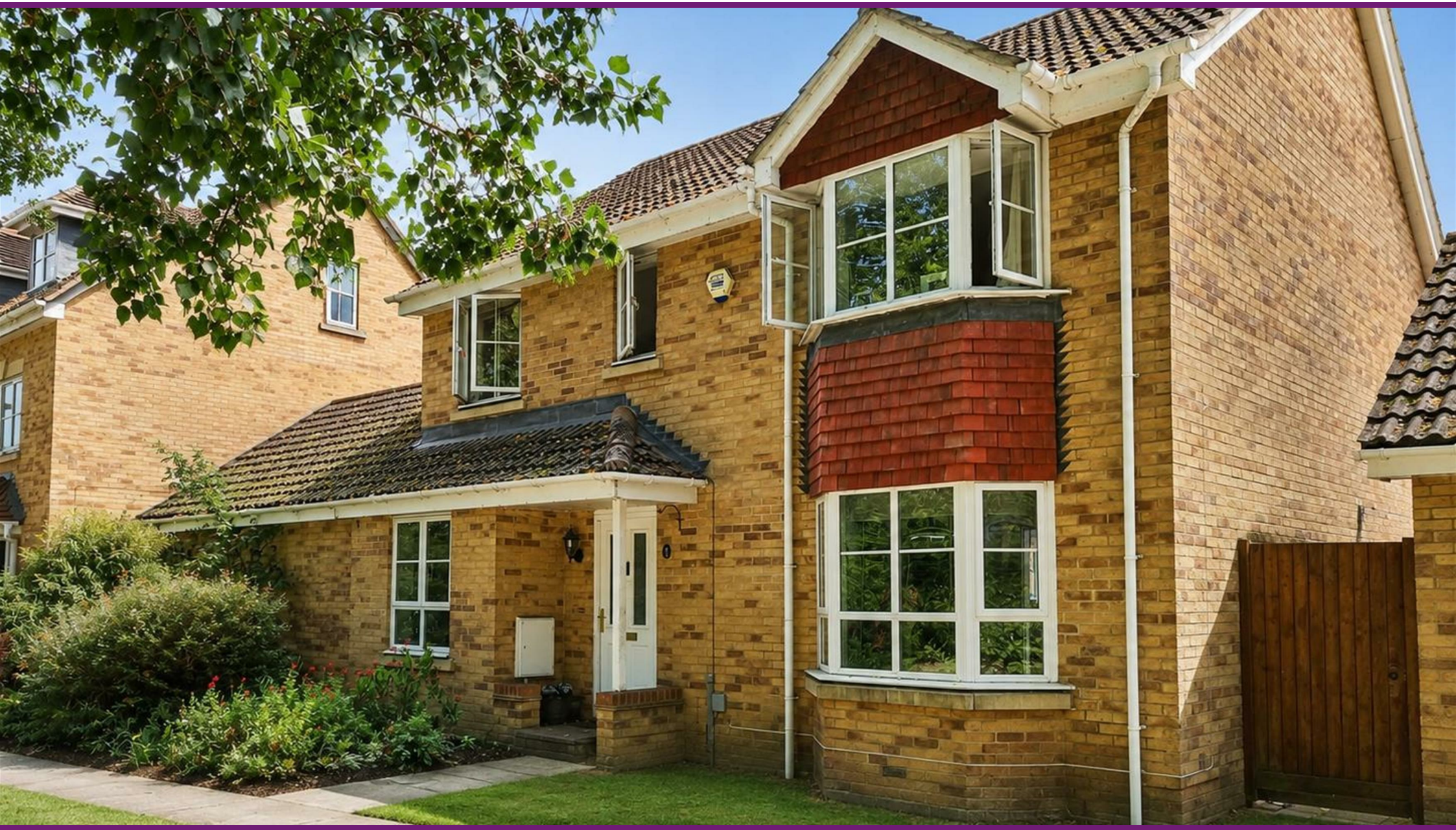
GOODMAN & LILLEY



7 LANES END, BRISTOL, BS4 5DP

7 LANES END

BRISTOL, BS4 5DP

SUMMARY

With a pedestrianised frontage and an attractive approach, the property offers an enviable balance of tranquillity, generous family accommodation and everyday practicality, making it a home that effortlessly ticks every box.

Designed for modern family living, the accommodation has been thoughtfully enhanced by the current owners, most notably through the creation of an impressive open-plan kitchen, dining and family space. Formed by opening the original kitchen and dining room into one seamless living area, it has become the true heart of the home, perfect for busy family life, entertaining friends or simply enjoying day-to-day living. French doors provide a natural connection to the garden, while a separate bay-fronted sitting room offers an elegant and comfortable retreat. A useful study provides an ideal space for home working, complemented by a practical utility room, ground floor cloakroom and internal access to the attached double garage.

Upstairs, the well-balanced accommodation comprises four well-proportioned bedrooms, including a generous principal suite with an ensuite shower room, while the remaining bedrooms are served by a well-appointed family bathroom, providing flexible space for growing families, guests or those requiring additional home-working space.

Outside, the property continues to impress with private gardens to both the front and rear. The enclosed rear garden has been thoughtfully designed to provide a peaceful, low-maintenance outdoor retreat, combining a level lawn with generous patio seating areas that are ideal for al fresco dining, entertaining or simply relaxing. A charming ornamental pond creates an attractive focal point, while a discreet rear access provides convenient access to the driveway, garage and parking. The attached double garage, together with off-road parking for two vehicles, further enhances the practicality of this exceptional family home.

Perfectly positioned for family life, Imperial Fields enjoys excellent access to highly regarded local schools, leisure and fitness facilities, retail parks and everyday amenities, while Bath Road and Wells Road provide superb connections to Bristol city centre, Bristol Temple Meads and the historic city of Bath.

Combining generous living space, thoughtful improvements and a wonderfully secluded setting with outstanding convenience, this is an exceptional family home in one of Brislington's most desirable residential locations, a property that truly ticks every box for modern family living.

LOCATION

Enjoying a peaceful position within the established Lanes End development, this attractive home offers an exceptional balance of privacy and convenience. Set back from the road and approached via a pedestrian pathway, the property benefits from a secluded setting, complemented by a delightful private front garden that creates an attractive and welcoming approach.

Brislington is one of Bristol's most popular residential locations, prized for its excellent connectivity and wealth of local amenities. A Tesco supermarket is within easy reach for everyday shopping, while the nearby Brislington Retail Park and Imperial Retail Park provide an extensive range of national retailers, supermarkets, cafés and leisure facilities.

The area is particularly well served by highly regarded schools, including West Town Lane Academy and Oasis Academy Brislington, making it an excellent choice for families. A variety of parks, green spaces and walking routes are also nearby, offering opportunities for recreation and outdoor enjoyment.

For commuters, the location is exceptionally well connected. Regular bus services operate along the nearby Bath Road and Wells Road, providing straightforward access to Bristol city centre, Temple Meads railway station and the historic city of Bath. The A4 Bath Road and A4174 Ring Road are also easily accessible, offering convenient road links across Bristol, to Bath and to the wider motorway network.

Combining a peaceful setting with excellent schools, comprehensive shopping facilities and superb transport connections, Lanes End offers an outstanding lifestyle in one of Bristol's most convenient and well-established residential neighbourhoods.

ADDITIONAL INFORMATION

Tenure; Freehold
Council Tax Band; E (Bristol City Council)
EPC; C
Services; Mains gas, electric water & drainage.













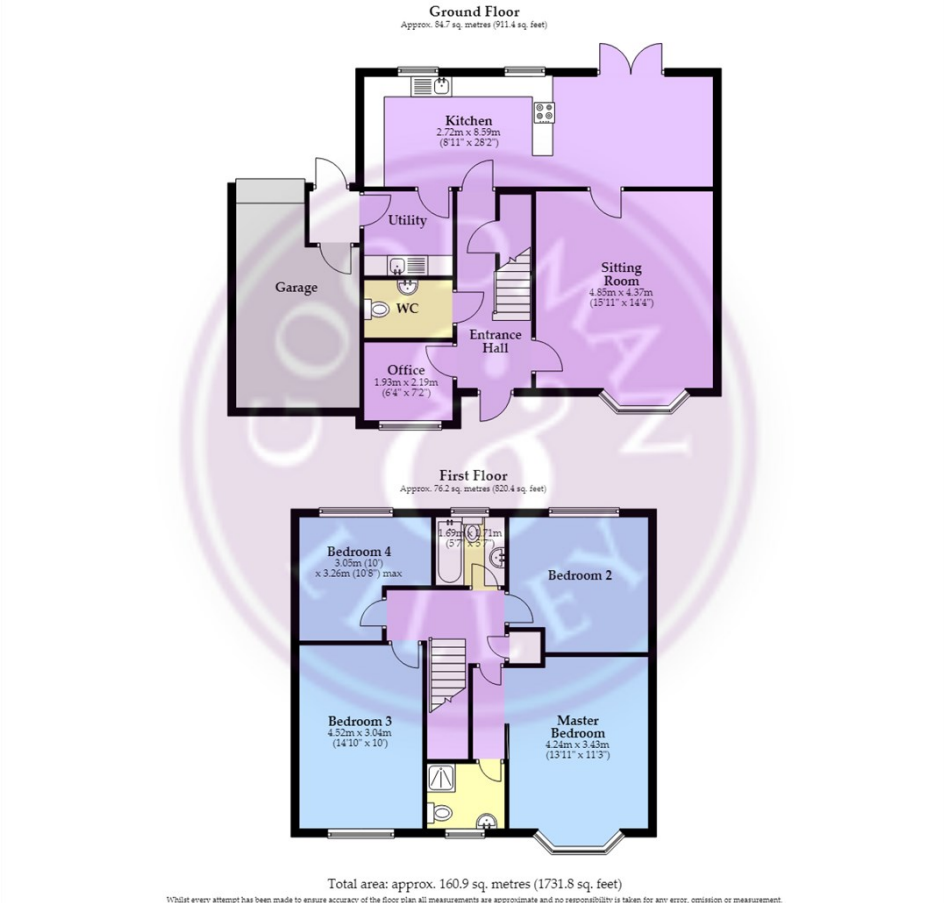








FLOORPLAN



Total area: approx. 160.9 sq. metres (1731.8 sq. feet)

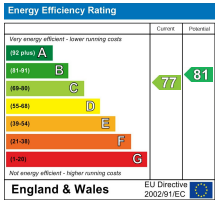
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

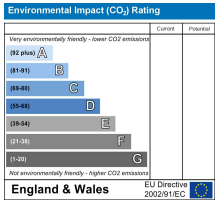
4 Bedrooms
Tenure - Freehold

2 Reception Rooms
Total 1731.00 sq ft

2 Bathrooms
Council tax band - E

- Modern detached four bed
- Spacious kitchen diner
- Generous master bedrrom with ensuite
- Prime BS4 location
- Secluded location
- Utility room & study
- Garage & off street parking
- Good transport links





Opening hours vary slightly in each office
Mon to Fri - Usually 9am till 6pm
Saturday 9.00am–4.00pm

GOODMAN & LILLEY

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