



Lakelands, Ridge Crescent, West Harptree, Bristol, BS40 6EE

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- Individual Link Detached
- Four Double Bedrooms
- Two En-suites
- Family Bathroom & WC
- Valentino Kitchen
- Private Rear Garden
- Sought-After Village Location
- Utility Room
- Recently Upgraded
- NO FORWARD CHAIN



CONTEMPORARY FAMILY HOME IN VILLAGE SETTING!

Set within a small, private development of just four homes stands this expertly remodelled four bedroom home. Spanning over three attractive levels, this double fronted property is ready to impress! Situated within a quite cul-de-sac setting in the heart of the village, this link detached property has been the subject of extensive upgrades over recent years and now offers a fantastic opportunity for a new buyer to enjoy! The entrance hall offers an inviting space leading to a gorgeous Valentino Kitchen and dining room, with soft colours and underfloor heated Limestone floor for a touch of elegance. The sitting room is well proportioned with engineered solid wood flooring and an open fire for cosy evenings. You'll also find a useful utility come boot room and downstairs w.c. The whole package! The upper two floors offer four double bedrooms including two en-suite rooms, with the principle upon the second floor. Bedroom four has deep wardrobes and is fitted out as a very indulgent dressing room! Outside there is off street parking and a peaceful enclosed rear garden backing on to paddocks, ideal for kicking back after the working day. Might this home just have it all?

West Harptree is one of the central villages in Chew Valley, boasting a thriving community with a large village shop and popular public house. The centre point of the village is the Church of St Mary. The village also has a doctors and dentist surgery, a beauty salon, a Post Office and a village hall, as well as an excellent community sought-after by many. There is the well-regarded East Harptree Primary School nearby, and for Secondary Schooling nearby Chew Valley School is popular and has a thriving sixth form community. The village is perfectly placed for commuting to both Bristol and Bath. There is also easy access to The City of Wells (renowned for being the smallest City in England) which is approximately 15 minutes' drive away and has an array of shops, restaurants and a Cathedral. There is a regular bus service from the village to Bristol and railway stations at Bristol Temple Meads and Bath Spa with services to London and connections to the wider national rail network. Access to both the M4 and M5 are within a reasonable distance and nearby Bristol International Airport has flights to Europe and connecting flights to the rest of the world.





ROOM DIMENSIONS

GROUND FLOOR

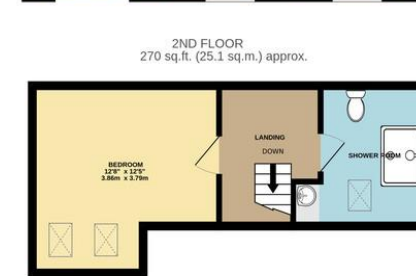
Kitchen/ Dining Room 21'4" x 8'10"
 Sitting Room 17'8" x 12'11"
 Utility Room 7'8" x 7'8"
 WC 5'4" x 3'3"

FIRST FLOOR

Bedroom 16'5" x 8'10"
 Ensuite 4'7" x 8'10"
 Bedroom 11'1" x 10'
 Bedroom 10'9" x 6'9"
 Bathroom 9'3" x 6'

SECOND FLOOR

Bedroom 12'8" x 12'5"
 Bathroom 9'4" x 7'6"
 Landing 6'10" x 6'8"



TOTAL FLOOR AREA : 1390 sq.ft. (129.2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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