



17 CRANHAM ROAD,
WESTBURY ON TRYM, BS10 5EF

GOODMAN
& LILLEY







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GUIDE PRICE
£545,000

A superb 3/4 bedroom semi detached family home that has been extended to the rear and side to now offer generous adaptable accommodation, solar panels, attractive rear garden and driveway parking on a sought after Westbury on Trym road.

Viewing is highly recommended to fully appreciate all that is on offer here. Call today to avoid disappointment.

Location

Situated a short distance from Henleaze High Street and Westbury on Trym Village, both locations offering a superb choice of shops, cafes and eateries; along with the new Southmead super hospital. The property also enjoys superb transport links for Bristol City Centre, the M4/M5 motorway network, Cribbs Causeway shopping mall and large employers such as Airbus, Rolls Royce, MOD and GKN all situated just a short distance away making this lovely home the ideal choice for families and professionals.

Summary

The house itself boasts a welcoming entrance hall, bay fronted sitting room, wonderful extended open plan living space comprising of living, dining and kitchen areas all opening into the side extension that offers flexible uses and could be self contained comprising of a bedroom with toilet and shower, plus a utility area. The first floor has three generous bedrooms and bathroom. Outside there is a wonderful rear garden and driveway parking to the front.

Accommodation

Please see the floorplan for room measurements.

Ground Floor

Entrance Hall

A welcoming hallway with stairs rising to the first floor and a convenient understairs cupboard housing a washing machine. Doors to:

Sitting Room

The sitting room is located at the front of the house and features an attractive fireplace and bay window that fills the room with light.

Open Plan Living Area

A spacious and bright open plan living room, featuring a snug sitting area, a modern kitchen and a dining area with underfloor heating. The room is filled with natural light from three skylights and there are folding glass doors connecting the area to the sunny rear garden.

Inner Hallway

The inner hallway provides access to the converted garage that offers flexible accommodation options having its own private entrance, underfloor heating, an exciting opportunity to create a self-contained annex.

Utility

Utility space with plumbing, wall mounted gas boiler and door to the rear.

Shower Room

Tiled wet room with shower and window to the side.

Toilet

Fitted wc and wash basin, window to the side.

Bedroom 4 / Home Office

With window and door to the front of the property a possible fourth bedroom or home office.

First Floor

Landing

Window to the side and doors to:

Bedroom One

The master bedroom, located at the rear of the house, boasts fitted wardrobes and an attractive feature fireplace with window looking out across the garden.

Bedroom Two

Bay window to the front aspect, fitted storage.

Bedroom Three

Window out to the front elevation.

Bathroom

Fitted modern three piece suite comprising bath with central taps, wash basin with mono block tap and low level wc, tiled surrounds and window to the rear.

Outside

Front Garden

The front garden offers off-street driveway parking, along with a small garden providing a touch of privacy from its hedging.

Rear Garden

At the rear a well-maintained, westerly facing garden awaits, featuring a patio area that leads to a lawn and benefits from an open outlook.

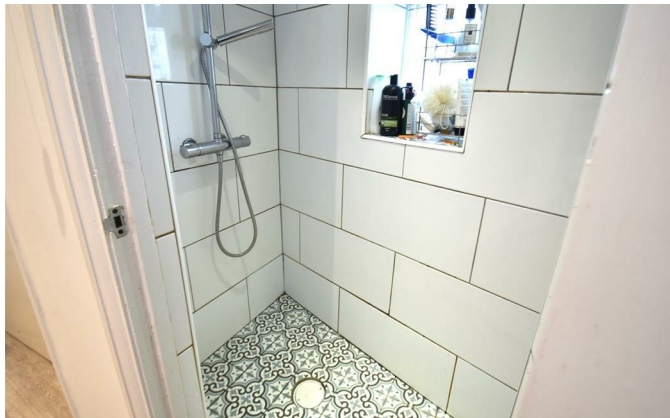
Useful Information

This property boasts the added advantage of solar panels, a wonderful feature that also leads to cost savings on energy bills.



- 1930s Semi Detached Extended Family Home
- Wonderful Extended Open Plan Living Area
- Three / Four Bedrooms
- Downstairs WC
- Bathroom and Shower Room
- Gardens and Driveway Parking



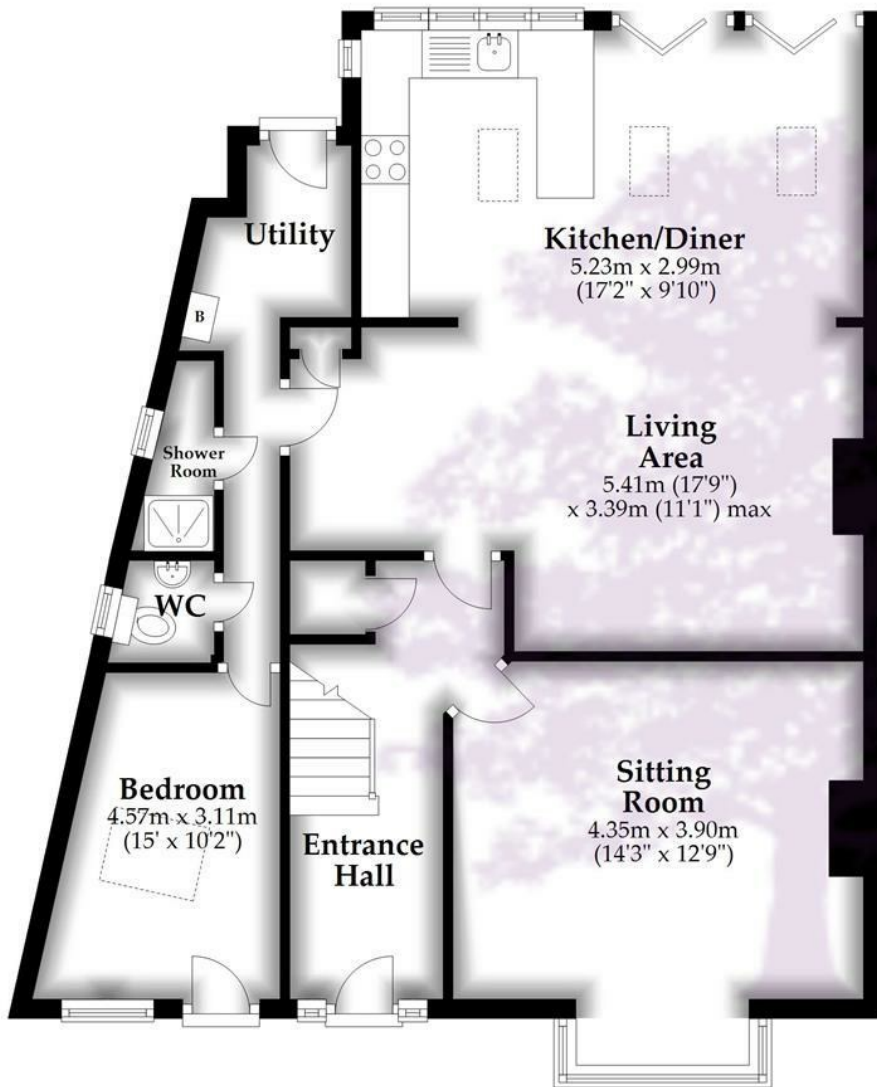


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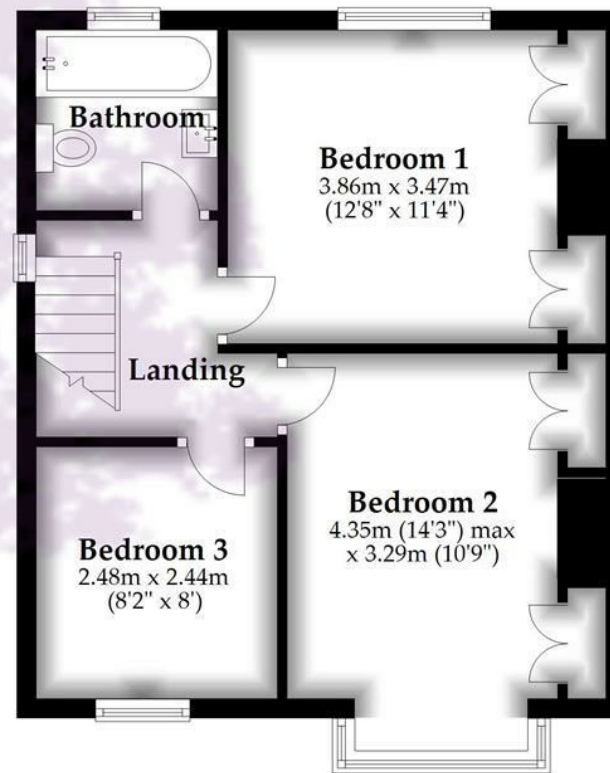
Ground Floor

Approx. 72.9 sq. metres (784.7 sq. feet)



First Floor

Approx. 41.8 sq. metres (450.4 sq. feet)



Total area: approx. 114.8 sq. metres (1235.2 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.

Plan produced using PlanUp.

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