



26 DRAGONS WELL ROAD,
, BS10 7BU

**GOODMAN
& LILLEY**







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BS10 7BU

GUIDE PRICE
£975,000

A handsome and generous, high quality four bedroom modern detached family residence with benefits including a double garage, ample driveway parking, attractive gardens, en suite facilities and utility room, located on the edge of Westbury on Trym and having great access to the motorway network and Bristol.

Goodman & Lilley anticipate a good degree of interest due to its location and the accommodation on offer. Call us today to talk to one of our property professionals, who will be pleased to arrange an internal inspection.

Location

Situated on the fringes of Westbury on Trym and the Mall at Cribbs Causeway the property is perfectly placed to enjoy a wide range of different lifestyles. Westbury Village is nearby with its wide range of cafe's, restaurants and pubs, and a large range of shops, retail outlets, cinema and a leisure complex can be found at the Mall. The historic Blaise Castle estate is also close by with wonderful countryside walks. Furthermore commuter access to the M4/M5 motorway networks are to be easily found nearby with Bristol City Centre also just 6 miles away.

Accommodation

Please see the floorplan for room measurements and the layout.

Ground Floor

The property is entered access the generous gated private driveway and an entrance door leading to a large central hallway with stairs sweeping up to the first floor. Doors from the hallway providing access to all ground floor rooms including a generous sitting room with fitted log burning stove that opens into a dining room behind with doors out to the attractive rear garden. The kitchen has been completely overhauled by the present owners and now offers high quality units, fittings and appliances. There is a very useful utility room to the side of the kitchen with a door out to the rear and another door into the double garage. The generous ground floor accommodation is finished with a home office and a downstairs cloakroom / WC.

First Floor

The first accommodation starts well with a wonderful galleried landing that has doors to all bedrooms and the family bathroom. The master bedroom is located to the front of the house with views from the windows, built in wardrobing and a upgraded en suite shower room fitted to a high standard with walk in shower, concealed cistern wc and wash basin. The other bedrooms are of good proportions and the main family bathroom is again finished with a quality four piece suite and has added benefit of an extra door to the second bedroom.

Gardens

The properties ample gardens consist to the front of the house of a lawn area and generous tarmac driveway with more than adequate parking for four or five cars and if need caravan/motorhome space in front and beside the double garage.

The attractive sunny south facing rear garden consists of a generous lawn area with shrub and tree borders, and a patio area. Additionally there is access to the front of the house via a side gate, a storage shed and the garden is enclosed by lapwood fencing.

Double Garage

The double garage offer great space and is accessed from the driveway with a single up and over automatic door and has power and light, windows and door to the rear garden, and access back into the house.



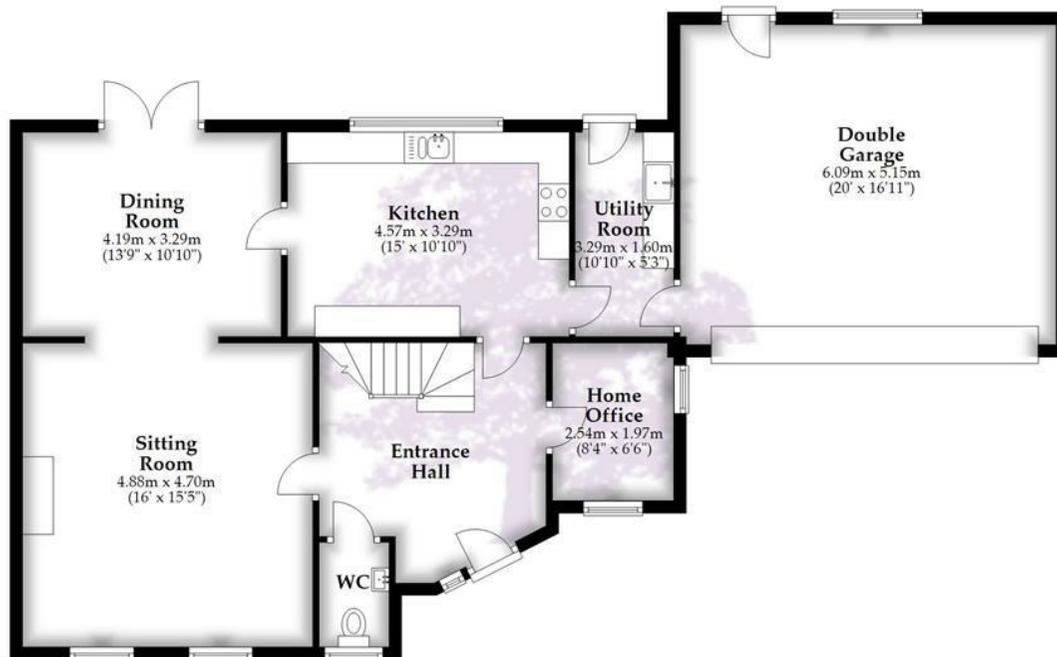




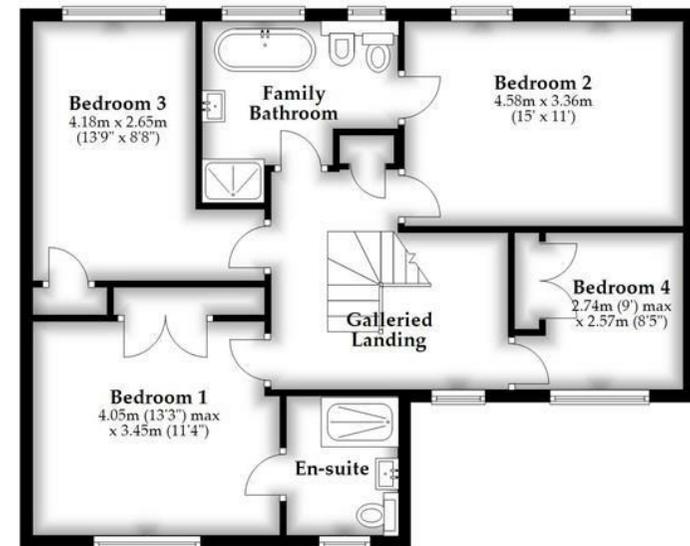
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Ground Floor
Approx. 110.8 sq. metres (1192.1 sq. feet)



First Floor
Approx. 76.5 sq. metres (823.7 sq. feet)



Total area: approx. 187.3 sq. metres (2015.8 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.
Plan produced using PlanUp.

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