

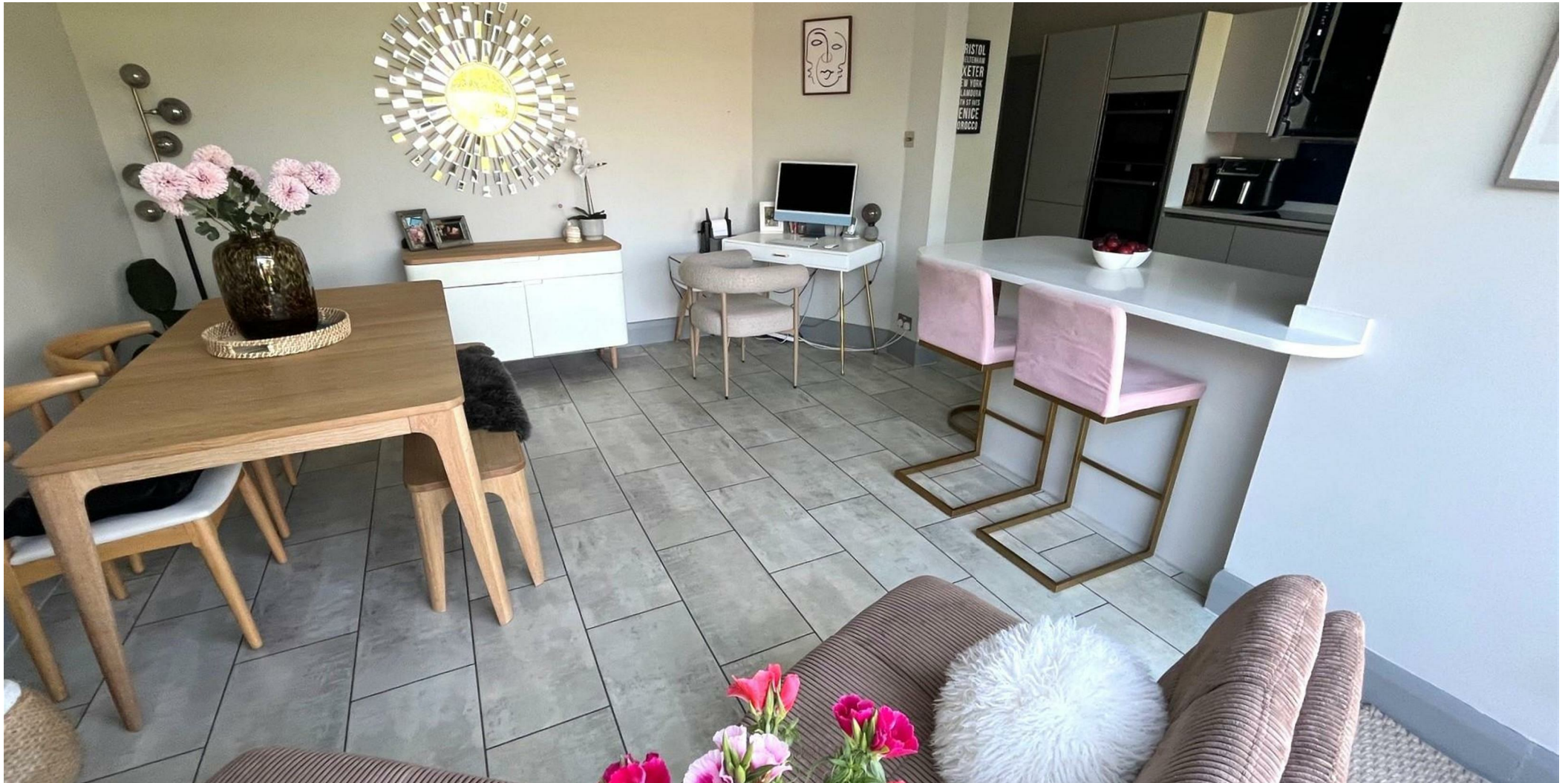


9 CONISTON AVENUE,  
WESTBURY ON TRYM, BS9 3SA

GOODMAN  
& LILLEY













# 9 CONISTON AVENUE

## WESTBURY ON TRYM BS9 3SA

ASKING PRICE  
£935,000

Wonderfully appointed four double bedroom semi-detached family home positioned within a highly sought after Westbury on Trym cul-de-sac with great family gardens overlooking the Combe Dingle sports fields behind.

The property has a high attention to details and a quality finish throughout including an en-suite bedroom. Further benefits include private driveway parking, garage, double glazing and gas heating.

Viewing is highly recommended to fully appreciate all that is on offer here. Call, Click or Come in to visit our experienced sales team.

### Location

Excellent located in a popular cul de sac with the Coombe Dingle sports ground directly behind the house. The house is within walking distance of many local shops and restaurants on Stoke Lane, Westbury-on-Trym and Stoke Bishop. The location is particularly popular with families as the property is within a few hundred metres of Elmlea Infant and Junior Schools and within the catchment area of Bristol Free School for secondary education. There are also a number of reputable independent schools within close proximity. The area provides convenient access to the wide open space of Durdham Downs and there is good access to transport links including the M5/M4 motorways and Bristol airport.

### Accommodation

Please see the floorplan for the room measurements and property layout.

### Approach

A lawned front garden with decorative brick paviour surround leading to driveway, and overhang porch which in turn provides access to the property

### Entrance Hallway

Solid wood entrance door, obscured double glazed windows to front, feature archway, feature radiator, access to under stairs storage, stairs to upper floors accommodation, doors to cupboard and doors to ground floor rooms.

### Downstairs Cloakroom / WC

Obscured double glazed window to side, fitted suite comprising; wash basin and low level WC, access to under stairs storage and radiator.

### Sitting Room

Double glazed bay window to front of the house, picture rails, feature cast iron open fireplace with tiled inset and feature radiator.

### Open Plan Kitchen / Dining Room

Formerly two rooms and measuring the full width of the property. The kitchen area has a double glazed window to rear overlooking private garden and sports field beyond, underfloor heating, modern matching wall and base units with quality worktop surfaces, inset sink unit with fitted instant boiling water tap over, integrated appliances, induction hob with extractor canopy over, and breakfast bar area. The kitchen opens into the dining area which has double glazed bi folding doors overlooking and providing access to the rear garden. There is ample space for a large dining table creating an open plan living space across the back of the property. Separate door to the garage.

### First Floor Landing

Double glazed window with feature leaded stained glass inset, access to storage within loft space, stairs to second floor accommodation and doors to first floor rooms.

### Bedroom One

Double glazed bay window to rear overlooking the family garden with superb views to Sports Field behind, built in wardrobe / cupboard and radiator.

### Bedroom Two

Double glazed bay window to front with additional double glazed window to side, and radiator.

### Bedroom Three

Double glazed window to rear again overlooking the garden and Sports Fields behind, radiator.

### Family Bathroom

Obscured double glazed windows to side, a four-piece white suite comprising; wash basin with mono taps over, low level WC, bath with central mixer taps and a separate walk-in shower cubicle, tiled surrounds to all wet areas, two heated towel rails and fitted tiled flooring.

### Second Floor Landing

Velux window, twin doors leading to great loft space storage and doorway to an en suite bedroom.

### Bedroom Four / Guest Room

Dual aspect double glazed window to rear overlooking the garden and Sports Fields behind with additional Velux window to front, recessed shelving to alcoves, radiator, access to storage within loft space and doorway to en-suite shower room.

### En Suite

Fitted with walk in shower cubicle, wash basin and WC, double glazed window to the side.

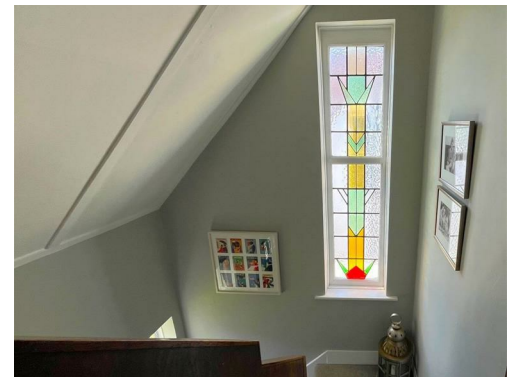
### Outside

### Gardens

A private rear garden measuring approximately 17m in length comprising of a patio area before a generous lawn area with borders to side, large garden shed, with a larger patio measuring the full width of the property at the rear offering a private outlook onto the Sports Fields.

### Garage and Driveway Parking

The garage has access from kitchen and an electric roller door from the front driveway. Currently the garage is used for storage with partition wall providing two areas one being a utility area housing the modern gas Worcester boiler, plumbing for washing machine and double glazed door providing access to garden.



- Superbly presented four bedroom family home
- Popular Westbury on Trym Cul-de-sac position
- Open plan kitchen/diner with doors to garden
- Superb family garden overlooking sports field
- En-suite facilities
- Within close proximity to Elmlea and Bristol Free Schools





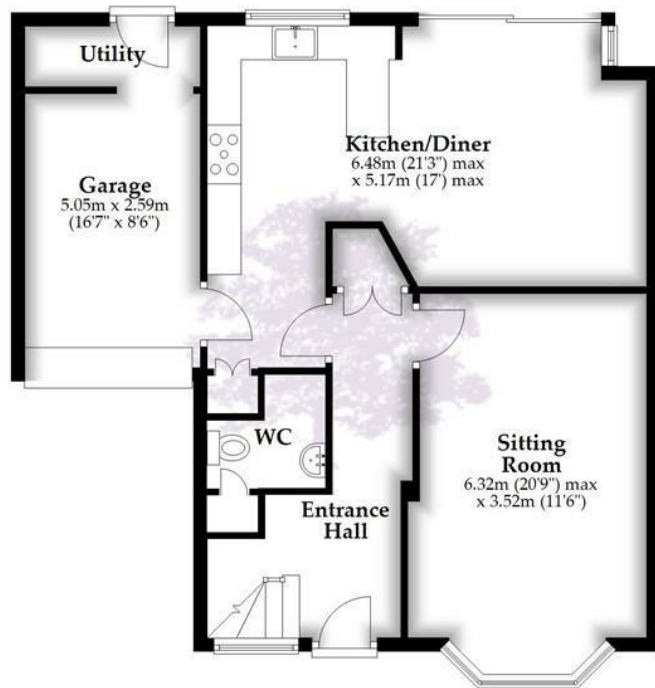




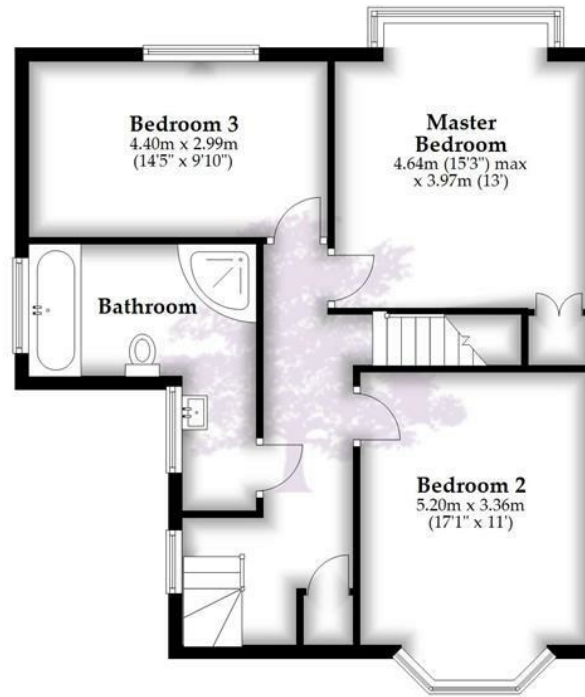
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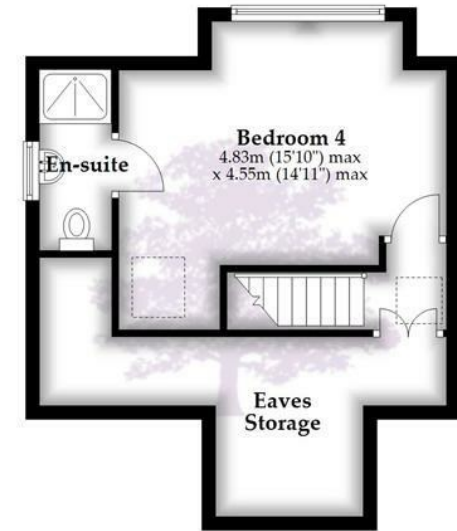
Ground Floor



First Floor



Second Floor



Total area: approx. 177.2 sq. metres (1907.0 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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