



11 DIDSBURY CLOSE,
WESTBURY ON TRYM, BS10 7AB

GOODMAN
& LILLEY







11 DIDSBURY CLOSE

WESTBURY ON TRYM BS10 7AB

ASKING PRICE
£650,000

A delightful detached three double bedroom home with good sized accommodation in a secluded position in a sought after Close on the edge of Westbury village in Bristol, with a beautiful 85ft southwest facing rear garden, driveway parking and garage.

A fabulous home that simply must be viewed to appreciate what is on offer.

Location

The property is located in a quiet cul de sac a short distance from the village of Westbury on Trym with a host of amenities, the bustling Cribbs Causeway with its retail & leisure parks and supermarkets is 1.9 miles away and the house is just 240 metres from the pedestrian access to Blaise which is a dog walker's heaven.

Accommodation

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

Ground Floor

Entrance Hallway

Accessed through a central front door to a generous entrance hall with stairs rising to the first floor and doors to:

Sitting Room

With a feature central fireplace, double glazed window to the front aspect and double glazed French doors out to the wonderful garden.

Downstairs Cloakroom / WC

Fitted toilet and sink with ample storage.

Kitchen / Dining Room

Two rooms opened up, now offer a generous open plan kitchen / dining room with tiled floor throughout, double glazed windows to the front and rear aspects and double glazed door to the garden. The dining area has good space for a table and the kitchen is fitted with modern wall and base units with some integrated appliances.

First Floor

Landing

A light and spacious space with doors to the first floor rooms and a double glazed window to the rear elevation.

Bedroom One

The master bedroom spans the length of the property and has windows to both the front and rear aspects, the rear having views out across the rear garden towards the Blaise castle estate, and with a door to an en suite shower room.

En Suite

Fitted with a suite comprising of a shower cubicle, wash basin and toilet with tiled walls.

Bedroom Two

With double glazed window to the rear again with views, towards the Blaise Castle estate.

Bedroom Three

With double glazed window to the front elevation.

Bathroom

The main family bathroom which is fitted with a suite comprising bath with shower fitted over, wash basin and toilet, fully tiled walls, heated towel rail / radiator and double glazed window.

Outside

Front Garden

The 20ft front garden sets the house back from the

road and comprising of driveway parking providing access to the attached garage, borders and beds, pathway to entrance porch.

Rear Garden

A wonderful 85ft southwest facing rear garden, generous in size with two lawns, decked patio, tree, shrub and flower beds and borders, pond and useful covered outside drying / workshop area with door to the garage. A great garden to be enjoyed by the new owners.

Garage

The garage attached to the side of the house is split into two areas: a utility room with window, door to the garden, and gas boiler, as well as an adjoining garage providing a great storage space with double doors to the driveway.



- Superb Detached Home
- Three Bedrooms / Master with En Suite
- Located in the popular and sought after Didsbury Close
- Garage / Driveway Parking
- Close to Westbury Village
- Wonderful southwest facing 85ft rear garden

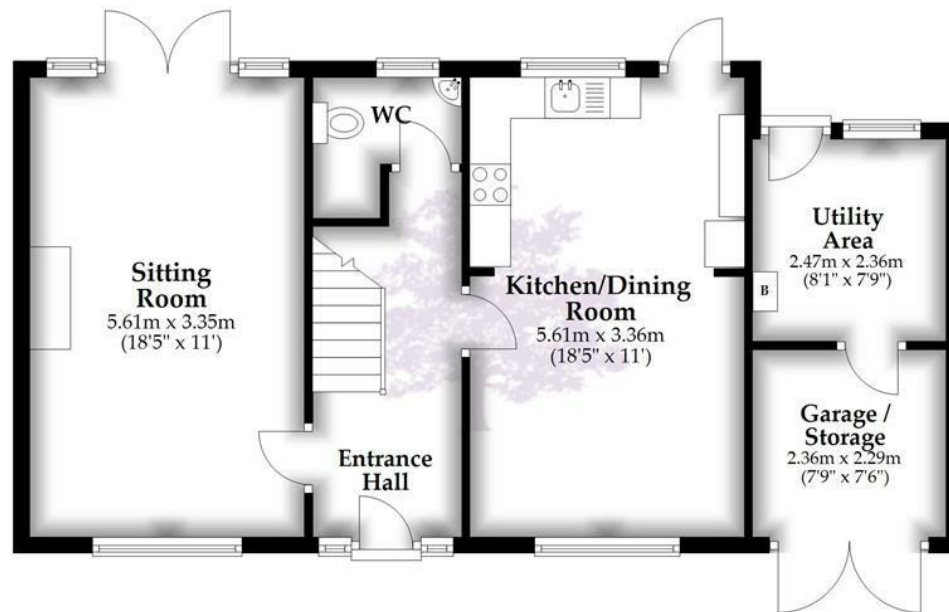




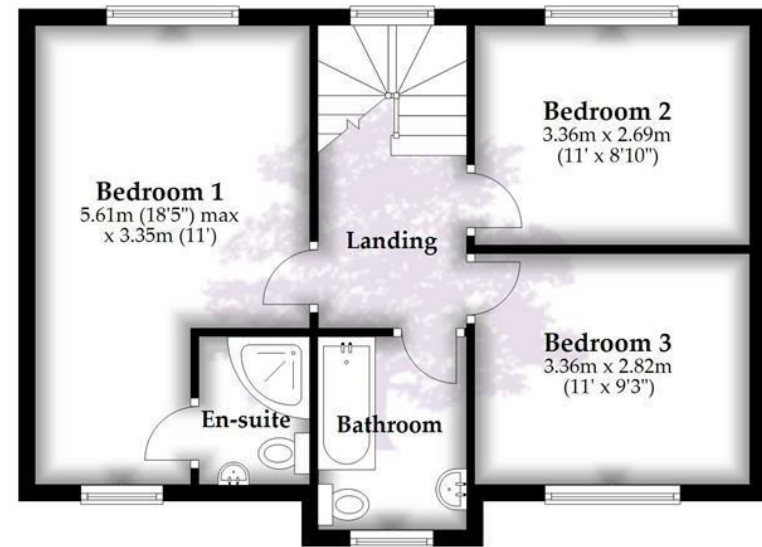
GOODMAN
& LILLEY



Ground Floor



First Floor



Total area: approx. 110.9 sq. metres (1194.1 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.

HENLEAZE

156 Henleaze Road
Henleaze BS9 4NB
henleaze@goodmanlilley.co.uk

0117 213 0777

PORTISHEAD

36 High Street
Portishead BS20 6EN
sales@goodmanlilley.co.uk

01275 430 440

SHIREHAMPTON

9 High Street
Shirehampton BS11 0DT
shire@goodmanlilley.co.uk

0117 213 0333

LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

LAND & NEW HOMES

156 Henleaze Road
Henleaze BS9 4NB
LNH@goodmanlilley.co.uk

0117 213 0151



These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.



rightmove

Zoopla