



28 THE DELL,
WESTBURY-ON-TRYM, BS9 3UD

GOODMAN
& LILLEY







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WESTBURY-ON-TRYM BS9 3UD

ASKING PRICE
£1,000,000

A Wonderful Opportunity in Westbury on Trym, BS9.

We are delighted to offer this handsome 4 bedroom detached home, originally built in the 1930s and set in an enviable position on one of Westbury on Trym's most sought-after roads. This beautifully maintained property has been cherished by its current owners and presents an exceptional opportunity for families seeking a spacious and characterful home in a prime location. Offering generous living space and classic 1930s features throughout, as well as a superb rear garden, driveway parking and garage this property truly lends itself to comfortable family living.

Location

The Dell is a highly sought after location featuring an array of quality 1930s houses with distinguishing features. Ideally placed and within a short walk of the famous Durdham Downs, this north west suburb of Bristol offers many amenities. These include local shops, hostelrys and restaurants, as well as schools, both state and independent, primary and secondary. Nearby Elmlea is an outstanding primary school and Redmaids' High, Badminton, Bristol Grammar, Clifton College and QEH offer excellent secondary education as well as Bristol Free School for which the property is within the heart of the catchment area. For sporting pursuits the area includes health and leisure clubs as well as golf courses. For the commuter the A4018 and A4 provide direct access to Bristol's commercial centre, and the motorway networks, M4 and M5. The house is well served by public transport. Rail travel is well catered for with mainline stations at Bristol Parkway and Temple Meads and international travel is available from Bristol Airport with flights to a number of European and some long haul destinations.

Accommodation

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

Ground Floor

The generous two storey family accommodation includes modern comforts such as double glazing whilst not compromising the integrity of the home. The generous reception hall with wooden floors, a

staircase that rises from the front door with feature leaded windows to the side. There are two spacious reception rooms, the dining room is dual aspect with windows and patio doors out to the rear garden. The generous sitting room has a feature fireplace with wooden surround and tiled inserts, and a wonderful bay window looks out to the front driveway. To the rear of the property is the extended open plan kitchen / dining room that offers a wonderful space incorporates a quality fitted kitchen with integrated appliances, central breakfast bar, space for a dining table, great fitted storage, and windows and French doors out to the superb rear garden. A separate utility room and a new downstairs cloakroom / wc complete the ground floor accommodation.

First Floor

The extended first floor accommodation offers four bedrooms, a new bathroom and new ensuite all located off of a generous landing with feature arched, stained and leaded window to the side elevation. The master bedroom has the benefit of a quality ensuite shower room and a bay window with views out over the rear garden. The remaining three bedrooms are accessed from the landing and are served by a quality four piece family bathroom with a separate shower.

Outside

One of the standout features of this property is its generous west facing rear garden. The outdoor space is perfect for families and gardening

enthusiasts with an extensive lawn, patio and decking areas and attractive borders and beds. A wonderful space that must be seen to be fully appreciated.

Garage / Driveway Parking

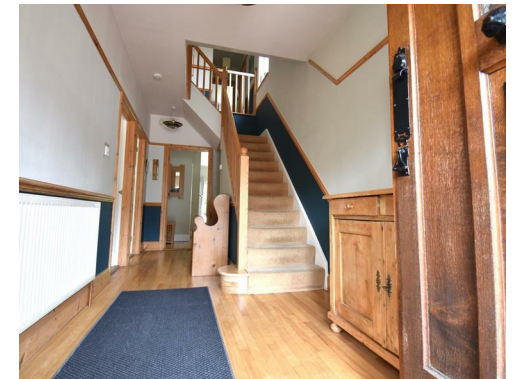
Additionally, the property benefits from an attached single garage and driveway parking accommodating two vehicles.

Distances

Bristol City Centre 3 miles, M5 (J17) 4 miles, Bristol Parkway 5.3 miles, Bristol Temple Meads 4 miles, Bristol Royal Infirmary 3 miles, Southmead Hospital 2.4 miles, The Mall Cribbs Causeway 4 miles, (distances approximate).

Further Information

Loft with velux windows and lighting
New downstairs cloakroom / WC
Newly fitted family bathroom
Newly fitted en suite to the master bedroom with underfloor heating
New garage roof



- Handsome Detached Home
- Well Appointed Throughout
- Prime BS9 Location
- Superb Rear Garden
- Four Bedrooms (Master with En Suite)
- Driveway Parking / Garage

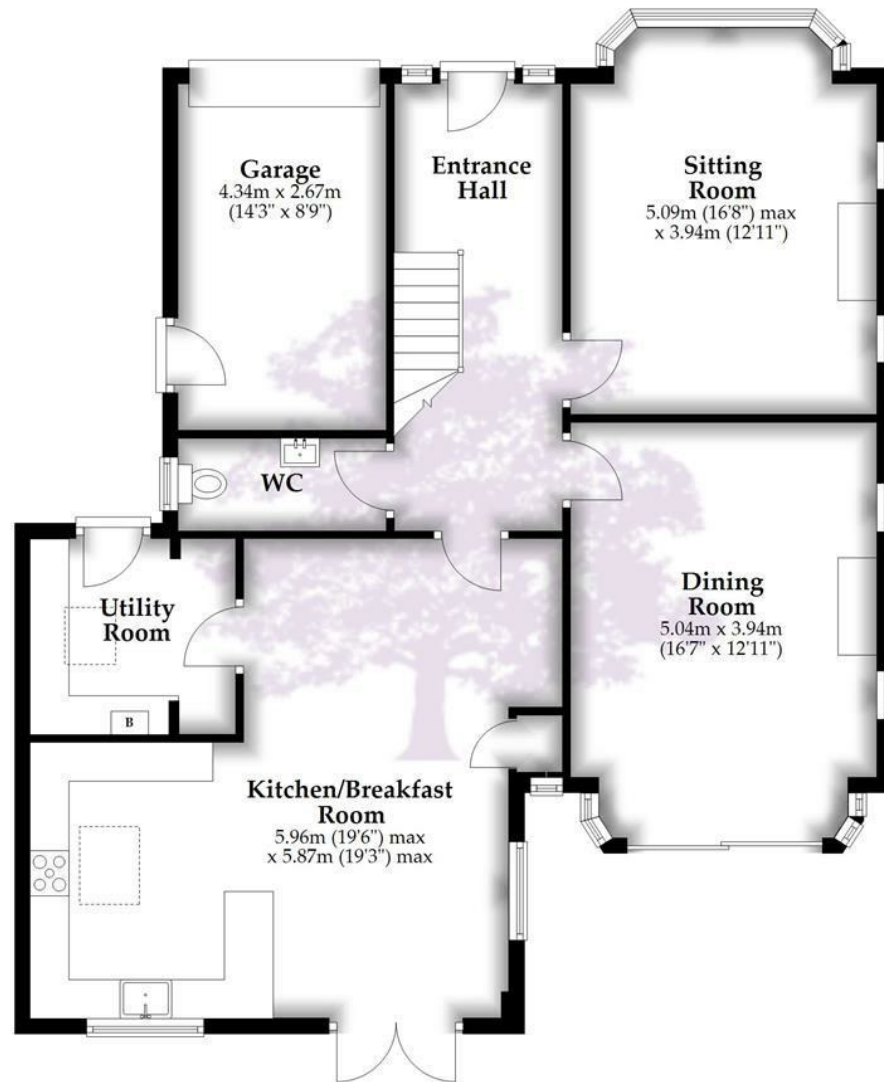




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Ground Floor



First Floor



Total area: approx. 188.9 sq. metres (2033.2 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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