



176 WELLINGTON HILL WEST,  
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GOODMAN  
& LILLEY



A STYLISH AND FLEXIBLE 4/5 BEDROOM MODERN STYLED HOME IN A PRIME B59 LOCATION WHICH HAS BEEN TASTEFULLY RE-FURBISHED WITH THE ADDED BENEFIT OF OFF STREET PARKING. THE PROPERTY IS CLOSE TO LOCAL AMENITIES AND ATTRACTIONS OF HENLEAZE AND WESTBURY ON TRYM AS WELL AS HAVING GOOD TRANSPORT LINKS AROUND THE CITY AND IN CLOSE PROXIMITY TO LARGE LOCAL EMPLOYERS. A HOME THAT COULD SUIT DOWNSIZERS, PROFESSIONALS OR A FAMILY.

Location

A prime Henleaze location close to major employers such as Southmead Hospital and the Ministry of Defence, together with easy access to a host of local amenities on Henleaze Road, Westbury village, parks, and excellent transport links to all parts of the city.

Accommodation

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

Ground Floor

Entrance Hall

A sizeable and welcoming hallway with doors leading to lounge/downstairs bedroom, bathroom, open plan kitchen/diner and stairs leading to the first floor. Storage cupboard which houses the combi boiler.

Lounge

A sizeable and neutral space which has double glazed windows to the front. A perfect space for a separate lounge for an alternative space to the open plan area, or alternatively could be used as a downstairs bedroom.

Kitchen/Diner

Modern and spacious open plan living space featuring a stylish kitchen with a mixture of wall and base units providing ample storage. Inbuilt sink unit and gas hob cooker with extraction hood. Ample space for a large dining table and additional seating. The area is flooded with light provided by windows to the side and rear with a door leading into the back garden as well as a seamless flow into the conservatory area. The space is perfect for family life or for entertaining.

Conservatory

Accessed from the open plan living area. Fully glazed with double doors leading to the garden. A perfect space to enjoy the garden.

Downstairs bathroom

Large downstairs bathroom featuring a WC, sink and modern shower unit. Double glazed window.

First Floor

Landing

Doors leading to all four upstairs bedrooms and family bathroom. Velux window providing light.

Bedroom One

Large master bedroom with double glazed window overlooking the garden and velux window providing extra light.

Bedroom Two

Great sized second bedroom with double glazed window with front outlook and additional velux window.

Bedroom Three

A generously sized third bedroom with double glazed window to the rear aspect and additional velux window.

Bedroom Four

An ample sized fourth bedroom with double glazed window to the rear aspect and velux window. Also an excellent option for a potential study if required.

Family Bathroom

A modern L shaped bathroom with WC, sink unit and bath with overhead shower and shower screen. Double glazed window to the side aspect and additional velux window.

Outside Space

Front

A gated private front driveway with space for multiple vehicles and side access to the garage and rear garden.

Garage

A good sized garage accessed directly from the driveway with electrics. Perfect for storage or a possible conversion to an outside office space, workshop or gym if required. Traditional up and over garage door and side door for access.

Rear Garden

An ample sized and low maintenance fenced garden garden with patio and stoned sections as well as a lawned area

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- Flexible 4/5 Bedroom Home
  - Two Bathrooms
  - Conservatory
- Chain Free
  - Open Plan Kitchen/Diner
  - Detached Garage

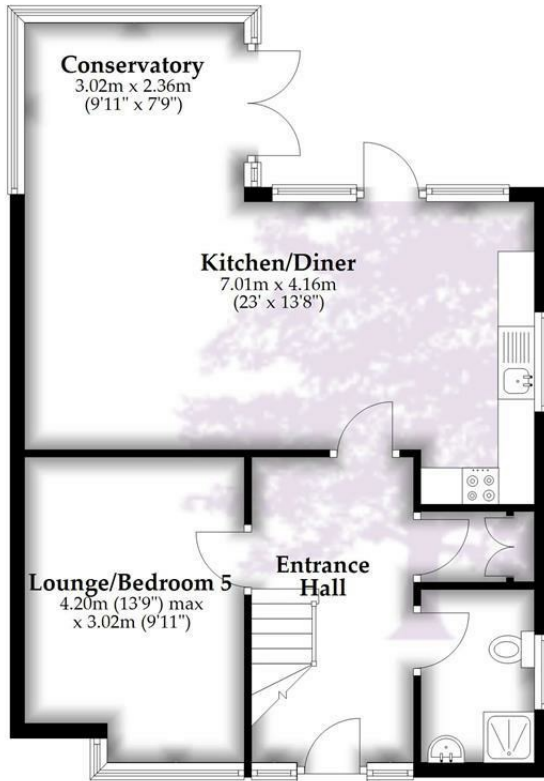


GUIDE PRICE £650,000

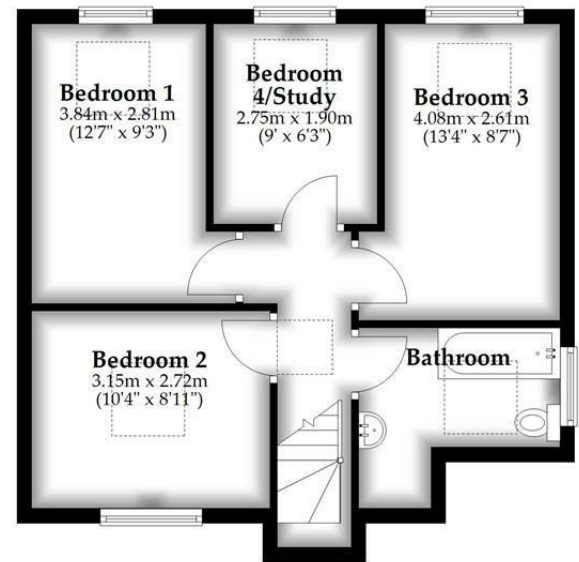




## Ground Floor



## First Floor



Total area: approx. 129.9 sq. metres (1398.3 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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