



38, Westcourt Drive, Oldland Common,
Bristol, South Gloucestershire, BS30 9SB

£495,000

A rare opportunity to acquire a beautifully presented, extended semi-detached residence in the heart of Oldland Common. Nestled in a desirable location, this four-bedroom home offers spacious, tastefully decorated accommodation perfect for a growing family. Highlights include a generous hallway with cloakroom, a bright lounge, a formal dining room with French doors to the rear garden, a study and a stunning kitchen/breakfast room. Upstairs features four well-proportioned bedrooms, the principal bedroom with En-suite, a contemporary family bathroom and a useful loft room. The property boasts gardens to the front rear and side of the property with the rear garden being of a generous size, westerly facing and private. Further benefits include a driveway for two/three cars, a double garage with electric door, Upvc double glazing and gas central heating (boiler 18 months old). Well placed for all local amenities, schools, shops and transport connections and both Bristol and Bath City Centres, early viewing of this fine property is highly recommended.



Entrance

Composite door with obscure glazed panel to the side.

Entrance Hallway

Laminate flooring, radiator, doors leading to the lounge, kitchen, study, cloakroom.

Cloakroom

6' 9" x 4' 2" (2.05m x 1.26m)
uPVC double glazed obscure window to the rear, low level WC with concealed cistern, heated towel rail, vanity wash hand basin with mixer tap, inset spotlights.

Study

10' 0" x 6' 6" (3.05m x 1.97m)
uPVC double glazed window to the front, radiator, door to the storage cupboard, coving.

Dining Room

11' 8" x 10' 6" (3.55m x 3.20m)
uPVC double glazed french doors to the rear, laminate floor, double radiator, coving.

Kitchen

10' 11" x 9' 10" (3.33m x 3.00m)
uPVC double glazed door and window to the rear, a range of wall and base units with square edge work surfaces and stainless steel splashback, one and half bowl sink unit with mixer tap, space for washing machine, space for range cooker, with cooker hood, breakfast bar, space for fridge freezer, laminate tile effect flooring, radiator, door to under stairs storage cupboard, coving, inset spotlights.



Lounge

14' 8" x 14' 2" (4.46m x 4.31m)
uPVC double glazed window to the front, feature fireplace with recess with side of chimney breast, TV aerial point, coving, inset spotlights.

Landing

Doors to all bedrooms and bathroom.

Loft Room

16' 0" x 12' 8" (4.88m x 3.87m)
Two velux windows to the rear, storage into eaves.

Bedroom One

11' 7" x 10' 2" (3.53m x 3.09m)
uPVC double glazed window to the rear, coving, radiator, door leading.

En Suite

3' 1" x 10' 0" (0.94m x 3.06m) into shower
Low level WC, wash hand basin, electric shower with glass screen, fully tiled walls, laminate tiled effect flooring, extractor fan.

Bedroom Two

12' 6" x 10' 6" (3.81m x 3.19m)
uPVC double glazed window to the rear, double radiator.

Bedroom Three

11' 5" x 8' 6" (3.48m x 2.58m) To wardrobes
uPVC double glazed window to the front, range of fitted wardrobes, laminate floor, radiator.





Bedroom Four

7' 6" x 7' 1" (2.28m x 2.15m)

uPVC double glazed window to the front, laminate floor, radiator.

Bathroom

7' 1" x 7' 0" (2.16m x 2.13m)

uPVC double glazed obscure window to the front, 'P' shaped bath with mains shower and glass screen, wash hand basin, low level WC with concealed cistern, inset spotlights, radiator.

Front Garden

There is gated access to the front garden with a pathway leading to the front door.



Rear garden

The rear garden extends to the side of the property it is enclosed and private with a south-westerly aspect, is is mainly laid to lawn with a raised decked area and a patio and outside tap. There is gated access to both the front of the property and gated access to the driveway with off street parking for two/three cars the driveway leads to a double garage.

Double Garage

18' 9" x 16' 6" (5.72m x 5.02m)

Electric up and over door, power and light supply, loft access access, courtesy door to the side, uPVC window to the side and rear.

Tenure

Freehold (Peppercorn rent approx £11.00 pa)



Local Authority

South Gloucestershire

Council Tax Band

Council Tax Band D

EPC and FLOORPLAN TO BE INSERTED

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a details survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

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Bristol