



10 LYNDHURST ROAD

Westbury-on-Trym, Bristol, BS9 3QY





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A superb four bedroom family home on a quiet and sought after cul-de-sac which has been sensitively refurbished by the current owners with a private enclosed rear garden.

* FABULOUS CIRCA 1260 SQ. FT FAMILY HOME
* ENCLOSED PRIVATE REAR GARDEN WITH DINING TERRACE * OFF-STREET PARKING FOR SEVERAL CARS * WORKSHOP OR BIKE STORE * OPEN PLAN FAMILY KITCHEN DINER & UTILITY ROOM * SITTING ROOM WITH WOOD BURNING STOVE * FOUR BEDROOMS * WELL-APPOINTED FAMILY BATHROOM * LARGE LOFT WITH THE POTENTIAL TO CONVERT (STC) * ELMLEA JUNIOR AND INFANT SCHOOL CATCHMENT AREA * CLOSE TO CANFORD PARK AND PLAYGROUND * EPC: D

Situation

Lyndhurst Road is a quiet and sought-after cul-de-sac in the heart of Westbury-on-Trym lying to the North West of Bristol's city centre, just moments away from the restaurants, cafes, pubs and shops on Stoke Lane, Canford Lane and Westbury-on-Trym's popular high street.

The location is very popular too with families being within catchment of Elmlea Infant & Junior Schools (circa 500m) along with Bristol Free School and St. Ursula's Academy. Nearby are leading independent schools such as Redmaids High, Badminton School for Girls and, further to the south, Clifton College, BGS and QEH to name a few.

Nearby is the open space and designated play areas / tennis courts of Canford Park, with the excellence of Coombe Dingle Sports Complex literally on the doorstep. There are 400 acres or so of open parkland a mile away at Durdham and Clifton Downs whilst for leisure there are sports and a variety of tennis clubs nearby as well as local golf courses. For the commuter there is ease of access to the motorway networks with the M5 a little over 2.6 miles away, the M32 under 3 miles and Bristol Parkway Train station 4.5 miles.

For Sale – Freehold

10 Lyndhurst Road is a charming semi-detached family house at the end of a quiet cul-de-sac in the heart of Westbury-on-Trym. Families love the security and peace of the road with a strong sense of community given; the road's "no-through" status.







The house itself was comprehensively refurbished circa 6 years ago, although due to the owner's postings overseas only lightly lived in since. Perhaps of most importance is the "opening up" of the rear; giving the property a delightful full-width kitchen and dining room, with twin pairs of French doors bringing the outside in.

To the front, the driveway has been improved to accommodate two cars, whilst the garage has been reduced to incorporate a utility room, accessed from the kitchen. With its front facing garage door however this is a great space for bikes, sports / camping equipment etc. whilst also opening up via a side door to the garden.

Internally, the house is accessed via welcoming entrance hall, with stairs up the first floor and generous understairs storage. Just to the side of the hall is a fabulous sitting room, flooded with natural light from its square bay window with New England shutters.

A cast-iron wood burning stove provides both a focal point and comforting warmth in the winter; although given the excellent double glazing throughout the house heats up very efficiently. Both chimney recesses have bespoke built-in storage cupboards for a TV, books and games cupboards.

To the rear the owners have dramatically improved the flow, opening up several smaller rooms to create a sociable family space; with a stylish fitted kitchen, designated dining area and two pairs of French doors leading out into the garden.

The kitchen itself is well-fitted, with a modern Belfast sink overlooking the garden, lots of floor and wall mounted storage cupboards and an integrated dishwasher, with space for a large fridge / freezer and a generous stainless steel range-cooker.

Adjacent to the kitchen is a useful utility room and cloakroom, with space and plumbing for a washing machine and dryer, a w.c, stainless steel sink and drainer unit and heated towel ladder.

From the hall, the stairs access the first floor, splitting right to left on a half landing.

To the right lies a sizeable double bedroom, with a light-filled triple aspect.

To the left lie the three remaining bedrooms and the family bathroom. Bedroom one is a great size; with the square bay allowing plenty of natural light (also with New England shutters) and a twin-set of wardrobes built in the recesses either side of the chimney breast.





To the rear lies a further double bedroom, whilst to the front is a charming fourth bedroom, small than the others and perfect nursery, single bed or home office.

The family bathroom is beautifully appointed, with a panelled bath complete with a hand-held shower, oversize walk-in shower cubicle, low level w.c and a vanity basin. Dual aspect opaque double glazed windows provide natural light and ventilation the room further benefits from a tiled floor and heated towel rail.

From the larger of the two landings a hatch provides access to the loft which, Subject to the necessary consents could be developed further. At present, it offers accessible and useful additional storage.

Outside

To the front, No. 10 is approached towards the end of the road with off-street parking for several cars.

The rear garden is fully enclosed and mostly laid to lawn; with a side gate giving access to the front, a side door leading into / out of the garage and two pairs of French doors leading out from the kitchen and dining room.

Wrapping around the house from the rear to the side it manages to catch much of the day's sun, with a dedicated very private paved dining terrace to one corner and a raised bed to the other.

The garage, having lost space to create the utility is too small for a family car, but does open up options for a workshop, excellent additional storage or, subject to consent, converting into additional family accommodation with the house.

Nearby, the amenities at Canford Park are hugely appreciated by local families; with their well-equipped play equipment, tennis courts and open public space.

Services

Mains Gas, Water, Drainage and Electricity. Ultrafast Broadband is available.

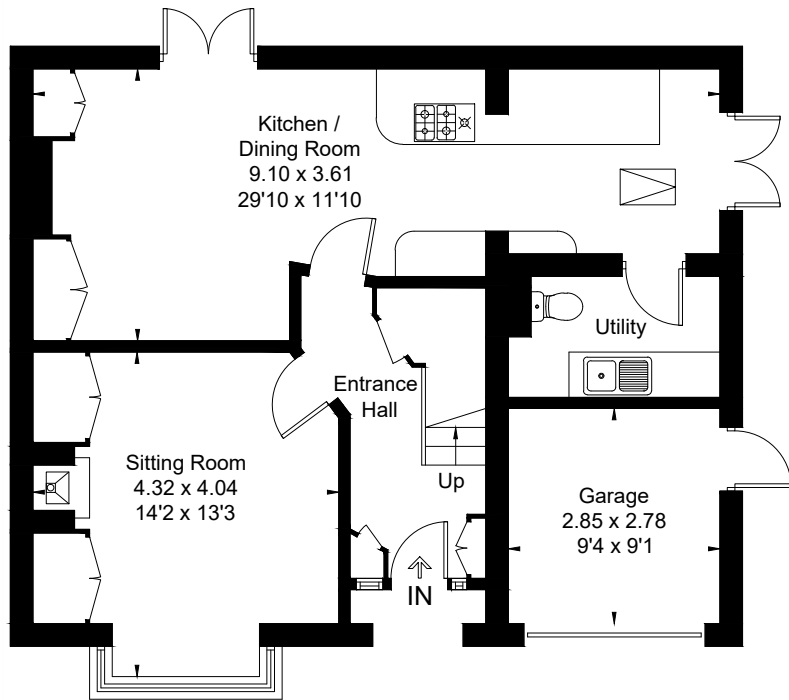
Local Authority

Bristol City Council - 0117 922000
Council Tax Band: D

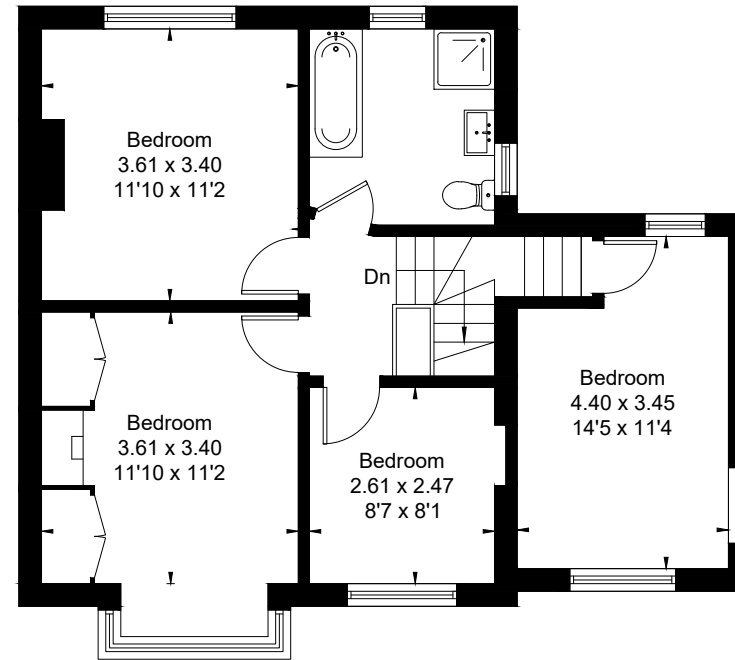
Directions: BS9 3QY



Approximate Floor Area = 117.1 sq m / 1260 sq ft
Garage = 8.1 sq m / 87 sq ft
Total = 125.2 sq m / 1347 sq ft



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #68616