



## 74 The Dell

Westbury-on-Trym, Bristol, BS9 3UG



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**A superb detached family house on a sought-after road, with gated off-street parking, enclosed rear garden and close proximity to Elmlea Infant & Junior school.**

Superb detached family home | Elmlea Infants & Junior School Area of First Priority | Fully enclosed private rear garden | Gated off-street parking for several cars | Generous sitting room | Expansive kitchen / dining room | Playroom / Gym | Four bedrooms and two bath / shower rooms (one en-suite) | Cloakroom | Superb gardens, decked terrace & outdoor kitchen | Two garden sheds | EPC: D

## Situation

74 The Dell is conveniently located to western edge of Westbury-on-Trym on the borders of Stoke Bishop in a close family friendly community; moments away from the 400 acres of Durdham Downs, yet easily accessible to both the M5 in the north, Westbury on Trym and Henleaze to the east and Clifton and the city centre further south.

There are many state and private sector schools in the area. These include OFSTED rated "outstanding" Elmlea Infants and Junior School (almost opposite the front door), Badminton School, Redmaids High School and St Ursula's School as well as Clifton High School, Clifton College, BGS and QEH a little further to the south.

Within an easy commute is a large Waitrose supermarket in Henleaze, with local shops on Henleaze High Street, Stoke Hill, Stoke Lane and on Westbury-on-Trym High Street. Across The Downs are the sought-after independent retailers, bars and restaurants of Clifton village and Whiteladies Road with Cribbs Causeway a little over three miles to the north.

## For Sale Freehold

74 The Dell is a superb detached family house, enviably situated a moments stroll away from Elmlea Infants & Junior school and presenting two storeys and four bedrooms of versatile family accommodation. The house enjoys double glazed windows throughout, with most of the principal rooms and bedrooms all benefitting from stylish New England style shutters.

Approached via a gated drive with off-street parking for several cars, a useful covered porch leads in to the entrance hall with access up to the first floor, along with a deep coat cupboard and downstairs cloakroom with a w.c and wash basin.







Accessed off the hall is a superb sitting room, light-filled from its five bay-fronted double glazed casement windows and southerly orientation.

The heart of the home however is the superb full-width double depth kitchen and dining room, with its rear bay and French doors leading out onto the decked dining terrace and garden beyond.

This is beautifully finished with an expanse of worksurfaces and built-in cabinets, breakfast bar and range of integrated appliances including an oven, grill and microwave, multi-fuel gas & ceramic hob, dishwasher and space for an American style fridge / freezer.

There is plenty of space for a dining table and chairs, as well as informal seating.

From the kitchen is access to a useful playroom / study, again flooded with light and with access to a deep recessed storeroom.

Upstairs lie four double bedrooms, each one enjoying bespoke fitted wardrobes, double glazed windows and New England style shutters.

The master bedroom is superb, complete with a full wall of fitted wardrobes and dressing table, along with an en-suite shower room.

The three remaining bedrooms share a well-appointed family bathroom, complete with a panelled bath, enclosed shower cubicle, w.c., and wash basin.

## Outside

An electric gate gives access from The Dell to generous off-street parking at the front, whilst to the rear the house provides plenty of very private outside recreation space.

Accessed immediately from the kitchen is a large decked terrace, with a covered dining area and further covered outdoor kitchen, with access to mains gas, water and electrics.

Steps lead down to a very private lawn garden, with high hedges and an expanse of level lawn catching much of the afternoon sun.

Two storage sheds provide plenty of space for the storing of outdoor furniture and garden equipment etc. along with bikes and children's play equipment.

Services: All main services connected.

Local Authority: Bristol City Council: Tel: 0117 922 2000

Council Tax: Band F

Directions: Post Code: BS9 3UG

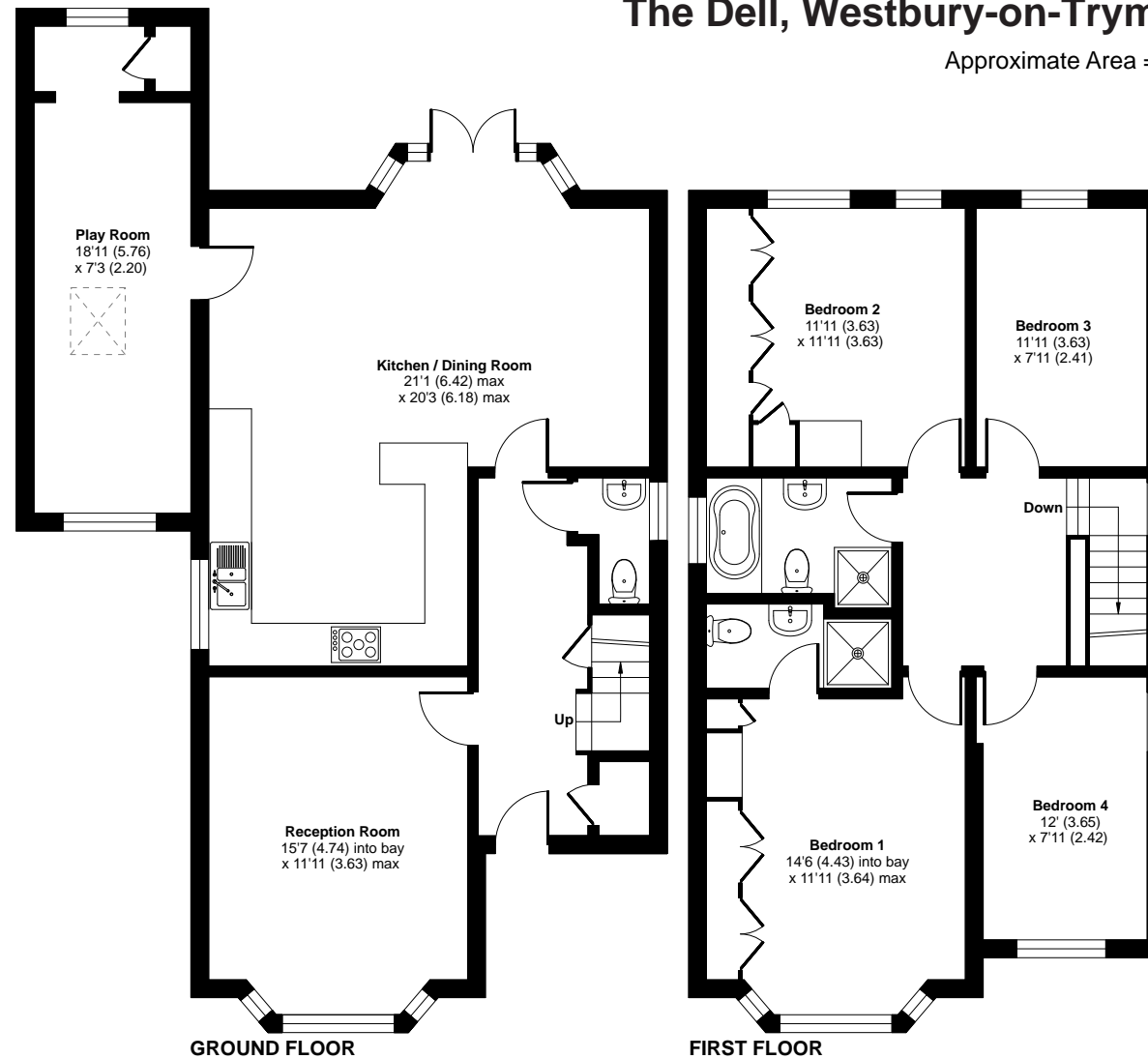
Viewing: Strictly by appointment with Rupert Oliver Property Agents.



# The Dell, Westbury-on-Trym, Bristol, BS9

Approximate Area = 1581 sq ft / 146.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Rupert Oliver Property Agents. REF: 1262180