



49 Shipley Road, Westbury-on-Trym

Guide Price £850,000

RICHARD
HARDING



49 Shipley Road, Westbury-on-Trym, Bristol, BS9 3HR

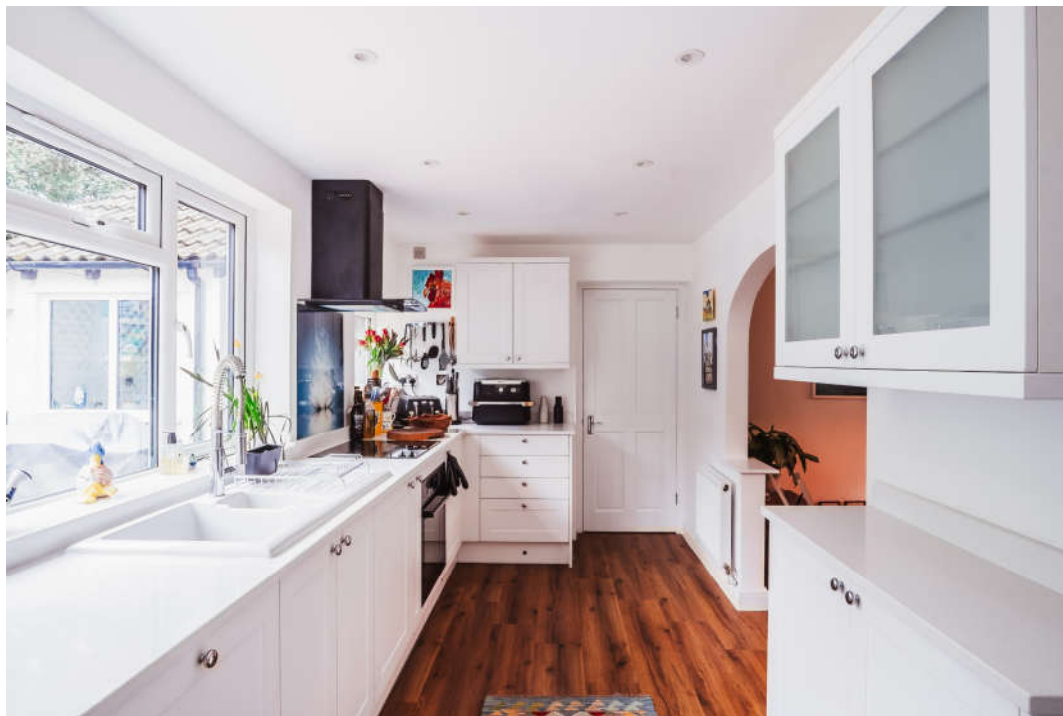
RICHARD
HARDING

A characterful and most attractive 3 double bedroom, 3 reception room, family home situated on a sought-after road in Westbury on Trym. Enjoying breathtaking sunny gardens, off road parking for at least two cars and a good sized garage.

Key Features

- **Balanced and well arranged lateral accommodation over two floors with windows on all sides adding to the feeling of light and space.**
- **Superb location, on a popular road within a short stroll of the shops and bus connections of Westbury on Trym village, whilst also being near green open spaces of Badock's Wood, Canford Park and Blaise Castle Estate, as well as being handy for access to motorway connections of the M4/M5.**
- **Beautiful sunny lawned gardens wrapping around the south side of the property, offering privacy and plenty of summer sunshine.**
- **Ground Floor:** entrance hallway, sitting room with windows on three sides and inglenook fireplace with woodburning stove, reception 2/dining room with sociable connection through to a modern fitted kitchen, reception 3, ground floor cloakroom/wc, separate utility room and a good sized garage.
- **First Floor:** landing, three generous double bedrooms (one with en-suite wc) and a family bathroom/wc.
- **Ample off road parking and a good sized garage.**
- **An inviting individual and well-proportioned detached home in a popular location.**





GROUND FLOOR

APPROACH: via block paved driveway providing off road parking for at least two cars, attractive arched gated into entrance into the gardens where a pathway takes you up to the covered entrance and main front door to the property.

ENTRANCE HALLWAY: a wide welcoming entrance hallway with understairs storage recess, low level meter cupboard, high ceilings with feature beams, radiator, wood flooring. Doors off to sitting room, kitchen and reception 2/dining room.

SITTING ROOM: (24'9" max into bay window/22'11" min x 11'0" min/14'8" max into chimney recess) (7.54m/6.98m x 3.35m/4.47m) a large through sitting room spanning the depth of the property with double glazed bay window to front overlooking the front and side gardens, an impressive inglenook recessed fireplace with wood burning stove and windows to either side overlooking the garden, double glazed doors to rear also access the garden space. High ceilings with feature exposed beams, radiator.

RECEPTION 2/DINING ROOM: (15'0" x 11'5" max) (4.56m x 3.48m) a good sized second reception room with double glazed windows to front, high ceilings, wood flooring and radiator. Wide arched wall opening connecting through to:-

KITCHEN: (18'2" x 7'5") (5.54m x 2.27m) a stunning modern fitted kitchen comprising base and eye level white units with quartz worktop over with inset 1 ½ bowl sink. Food waste disposal unit. Integrated appliances including fridge/freezer, dishwasher, electric oven, induction hob and extractor fan. Plenty of storage cupboards, inset spotlights. Double glazed windows to rear, overlooking the paved rear courtyard section of the gardens. Radiator. Open archway creating the sociable connection through from the kitchen to the dining space. Door accessing:-

REAR LOBBY: doors off to reception 3, utility room, ground floor cloakroom/wc and the garage. Wood flooring, radiator, further door accessing a pantry with built-in shelving.

RECEPTION 3/HOME OFFICE: (13'11" x 8'6") (4.24m x 2.60m) a useful third reception room, currently used as a home office with double glazed windows overlooking the driveway and front of the property. Further small window to side, radiator.

UTILITY ROOM: (13'10" x 5'0" expanding to 8'10") (4.21m x 1.52m/2.69m) a generous utility room with plumbing and appliance space for washing machine, dryer and further fridge/freezer, work counter with tiled surface and open shelving below and above providing plenty of additional storage, sink unit with double glazed window overlooking the rear garden. Part glazed door to rear, also accessing the rear garden.

CLOAKROOM/WC: low level wc, small sink with stone tiled splashback, extractor fan.

FIRST FLOOR

LANDING: a spacious landing with plenty of natural light provided by the double glazed window to front, loft hatch. Doors leading off to bedroom 1, bedroom 2, bedroom 3 and family bathroom/wc. Low level doors accessing useful eaves storage space and a loft hatch accessing further loft space.

BEDROOM 1: (15'10" max taken below sloped ceiling x 11'1") (4.82m x 3.39m) two double glazed windows to side offering a leafy outlook over rear and neighbouring gardens, built-in wardrobes, radiator.

BEDROOM 2: (20'5" max into dormer window x 8'4") (6.22m x 2.54m) a double bedroom with double glazed windows to front, a range of built-in wardrobes, dressing area with built-in drawers, further double glazed window to side, radiator, archway with steps down into adjoining cloakroom/wc.

CLOAKROOM/WC: low level wc, wash hand basin set into a counter with drawers beneath, low level doors accessing eaves storage space, small double glazed window to rear, tiled flooring.

BEDROOM 3: (14'1" x 8'3" expanding to 11'6" max) (4.30m x 2.51m/3.50m) a double bedroom with double glazed windows to side, built-in wardrobes, radiator.

FAMILY BATHROOM/WC: (8'0" x 6'5") (2.44m x 1.95m) white suite comprising panelled bath with shower over, low level wc with concealed cistern, wash hand basin set within a counter with storage cabinets beneath, double glazed window to rear, part tiled walls, tiled floor, heated towel rail, inset spotlights and mirror with lighting.



OUTSIDE

OFF ROAD PARKING: the property has a wide driveway providing off road parking for at least two cars, leading up to the garage.

GARAGE: (internal measurement of 20'8" x 11'4" max) (6.31m x 3.46m) a good sized single garage with enough room for a family vehicle plus additional storage, windows to side, electric up and over door, recessed storage cupboard

GARDENS: expansive gardens, mainly laid to lawn, wrapping around the property with a raised decked sun terrace enjoying much of the day's sunshine. Deep flower borders rich in plants and shrubs. To the rear of the property there is a terracotta tiled paved area providing a perfect space for outdoor dining and entertaining.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Freehold with a rent charge of £8.40 p.a. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: F

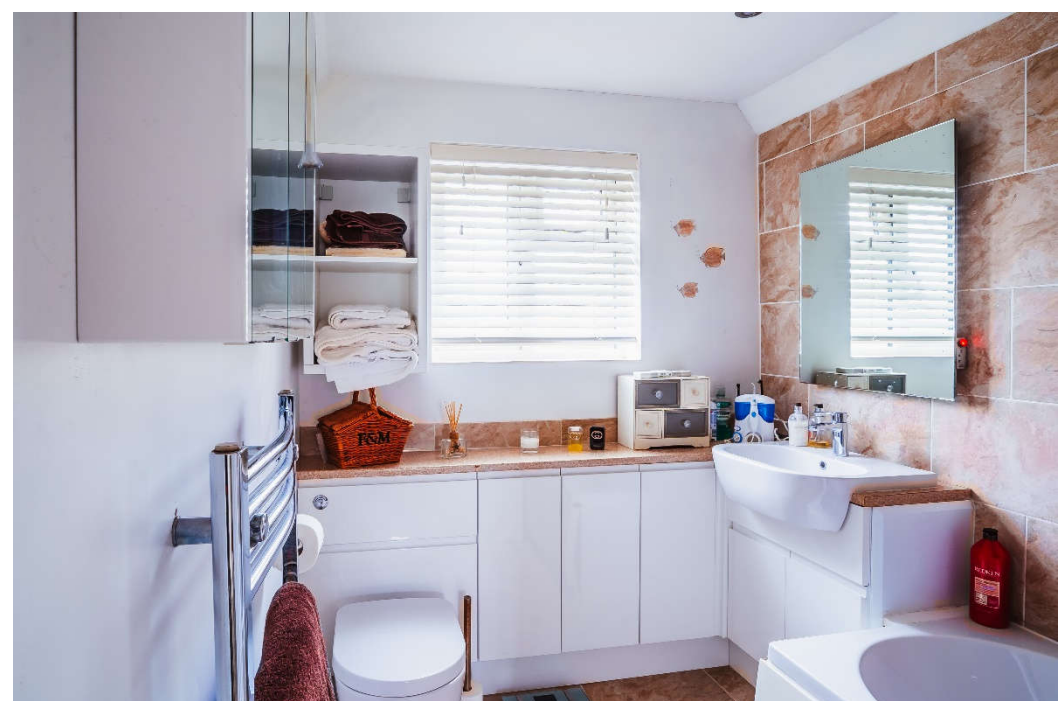
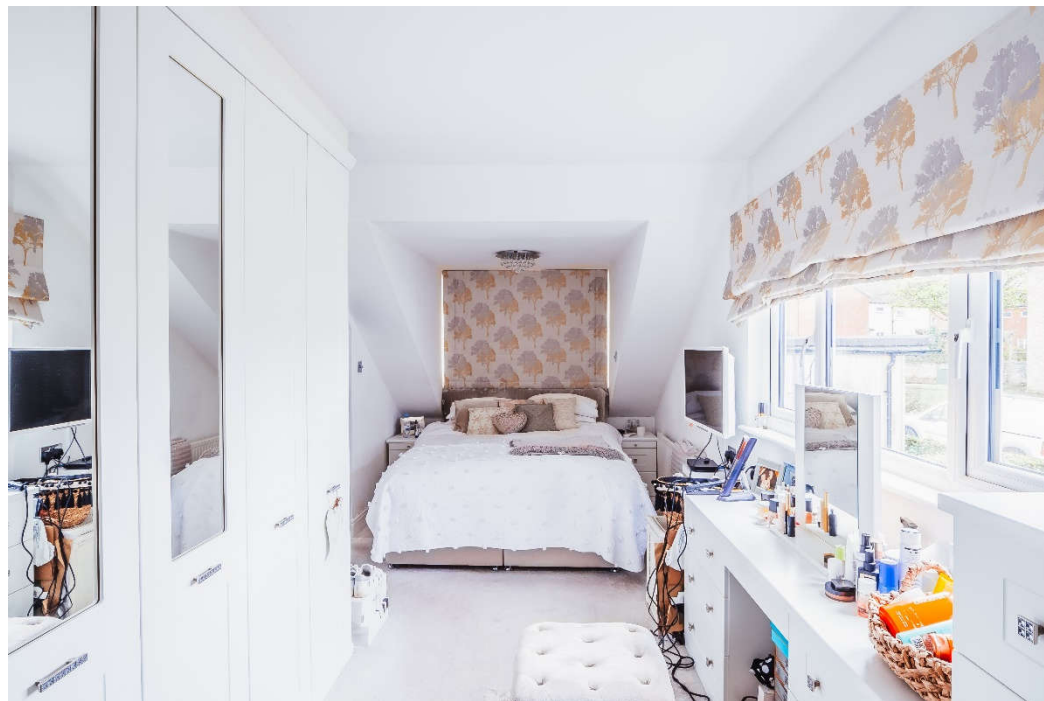
PLEASE NOTE:

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details: <https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.

- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



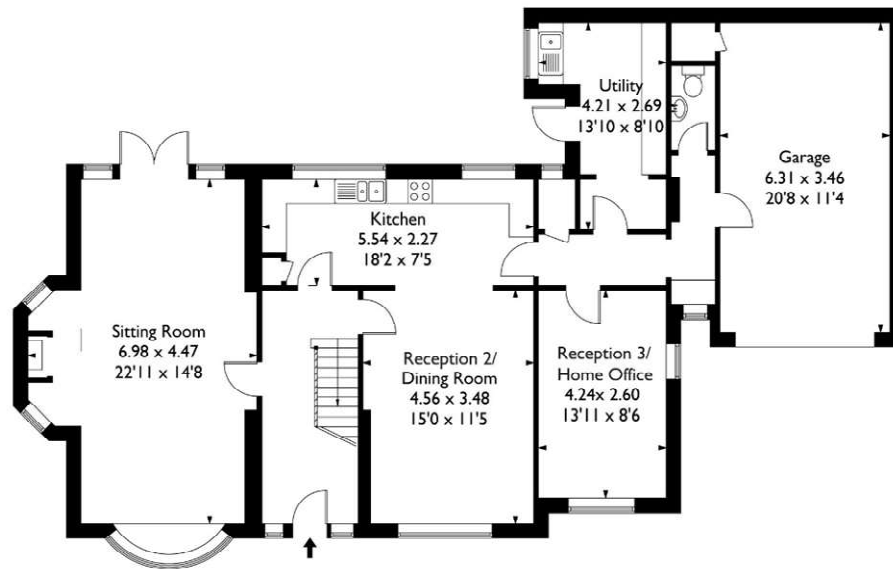


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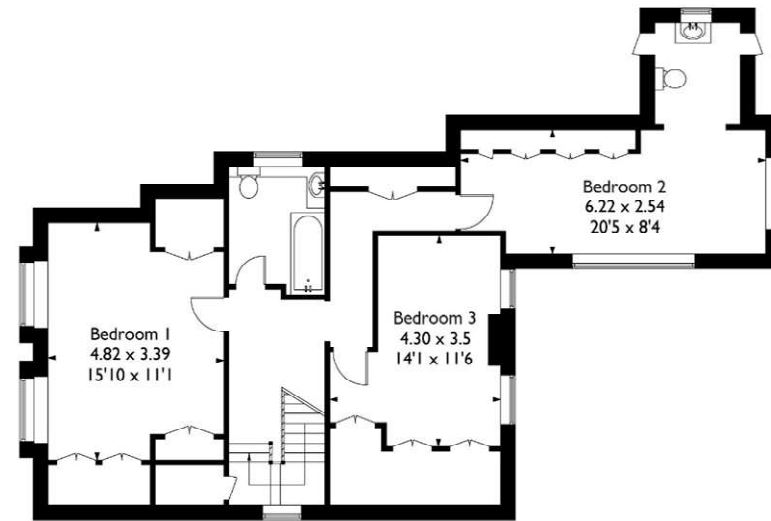
Approximate Gross Internal Area 174.5 sq m / 1877.5 sq ft

Garage Area 21.8 sq m / 235.0 sq ft

Total Area 196.3 sq m / 2112.5 sq ft



Ground Floor



First Floor

This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.