



46 Priory Avenue, Westbury on Trym
Guide Price £1,250,000

**RICHARD
HARDING**



46 Priory Avenue, Westbury on Trym, Bristol, BS9 4BZ

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Located on a much sought after road in Westbury on Trym/Henleaze borders; a stylish and extended 3/4 double bedroom 1930's detached family home, having wonderful open-plan kitchen entertaining space (24ft x 24ft) with bi-folding doors, driveway parking for three cars and 54ft south facing landscaped garden.

Key Features

- Highly convenient location within a level walk of the independent shops and cafes of Henleaze Road whilst also being close to Westbury-on-Trym village. Excellent schools nearby include Westbury-on-Trym C of E Academy (primary), St Ursula's (primary), Red Maids, Badminton and Bristol Free School, as well as being close to bus connections to central areas of Bristol.
- Stunning and vast open-plan family kitchen entertaining space with virtually full-width powder coated aluminium bi-folding doors and two lantern lights. Smart bespoke shaker style kitchen with slimline quartz work tops and integrated Neff appliances including electric oven, combi microwave/oven, warming tray, induction hob with extractor, dishwasher, tall fridge and separate tall freezer.
- New gas, water and phase 3 electric utility cables installed from the pavement including lead water pipe replacement. New 1 Gigabyte Virgin Media cable installed with super-fast broadband running at around 700 megabytes. 10 Cat 6E network points around the downstairs and into the loft space.
- The house has been completely re-wired and also had Virgin cables and security motion sensors hard wired.
- The house has been completely re-plumbed including underfloor heating for the whole of the downstairs and a new electric boiler installed. Downstairs has had concrete screed floor installed to high standards to support a beautiful porcelain tiled floor. Zonal heating sensors hardwired throughout the house for heating and cost efficiency.
- All the floors, ceilings and loft have been heavily insulated. Planning permission has been granted for a large loft conversion and all utility lines have already been installed in preparation.
- New permeable resin bond driveway with 25 year guarantee. EWI silicone render has been applied to the whole property with new guttering soffits and fascia's.
- Front and rear gardens have been professionally landscaped and re-planted with replacement perimeter fencing.





GROUND FLOOR

APPROACH: from the pavement, a wide entrance onto the parking forecourt with steps ascending to the front entrance with wall mounted external light. Upvc double glazed door with fan light, opening to:-

RECEPTION HALL: (12' 4" x 10' 3") (3.76m x 3.12m) a most welcoming and spacious entrance, having inlaid entrance mat and tiled flooring with underfloor heating, obscure glazed window to side elevation, turning oak staircase ascending to the first floor with glass balustrade, moulded skirtings, ceiling light point, digital thermostat heating control. Understairs storage cupboard with wall mounted electric boiler, hot water cylinder, pressurised tank and small window to side. Storage cupboard with Hub facilities and wall light. 4 panelled doors with brass door furniture, opening to:-

CLOAKROOM/WC: low level dual flush wc with concealed cistern, wall mounted wash handbasin with splashback tiling and towel rail, obscure glazed window to front elevation, ceiling light point, extractor fan.

OPEN PLAN FAMILY/ KITCHEN/ ENTERTAINING SPACE: (24' 8" x 24' 8") (7.51m x 7.51m) an exceptional and extended family entertaining space having virtually full-width powder-coated aluminium bi-folding doors with fitted blinds overlooking and opening externally on to a large patio and rear garden. Shaker style kitchen comprehensively fitted with an array of base and eye level units, combining drawers and cabinets. Roll edged slimline Quartz worktops with matching upstands and LED pelmet lighting. Matching island unit incorporating breakfast bar. Integral Neff appliances including combi-microwave/oven, electric oven, warming tray, induction hob with extractor, dishwasher, tall fridge and tall freezer. Double undermount Belfast style sink with Quooker mixer tap over providing filtered and boiling hot water. Tiled flooring with underfloor heating, inset ceiling downlights and 2 ceiling light points. There are 2 powder coated aluminium lantern light windows. Part glazed panelled door with brass door furniture opening to the utility room. Wide walkway with multi-paned casement doors, opening to:-

DRAWING ROOM: (14' 9" x 12' 5") (4.49m x 3.78m) bay window to front elevation comprising 6 leaded light windows with overlights and plantation style shutters. Central chimney breast with slate hearth, inset electric wood-effect stove and mantle. Recesses to either side of chimney breast and both with floating bookshelves and double opening cupboards. Tiled flooring with underfloor heating, tall moulded skirtings, ceiling light point.

UTILITY ROOM: (9' 8" x 7' 6") (2.94m x 2.28m) comprehensively fitted with an array of base and eye level cabinets. Roll edged slimline quartz worktop with matching upstand, undermount Belfast style sink with swan neck mixer tap. Space and plumbing for washing machine, space for tumble dryer, tiled flooring with underfloor heating, moulded skirtings, window to the side elevation with fitted blind. Canopied ceiling with inset ceiling downlights and extractor fan. 4 panelled doors with brass door furniture opening to:-

SHOWER ROOM: (7' 6" x 4' 11") (2.28m x 1.50m) walk-in style shower with shower screen, built-in shower unit, handheld shower attachment and an overhead rainfall shower. Low level dual flush wc with concealed cistern. Wash handbasin with mixer tap and double opening drawer below. Tiled flooring with underfloor heating, heated towel rail/radiator. Canopied ceiling with Velux window, inset ceiling downlights, extractor fan.

STUDY/ OCCASIONAL BEDROOM 4: (11' 2" x 7' 5") (3.40m x 2.26m) dual aspect with window to rear elevation and bi-fold doors overlooking and opening externally to the patio and rear garden (all with fitted blinds), tiled flooring with underfloor heating, moulded skirtings, canopied ceiling with inset ceiling downlights.

FIRST FLOOR

PART GALLERIED LANDING: part galleried over the stairwell with tall obscure glazed leaded light window to the side elevation, Victorian style radiator, moulded skirtings, ceiling light point. Loft access with fully boarded loft space that has CAT 6 cabling, electric cabling for solar panels and water feed. 4 panelled doors with brass door furniture, opening to:-

BEDROOM 1: (14' 3" x 12' 6") (4.34m x 3.81m) bay window to the front elevation comprising 6 leaded light windows with plantation style shutters, built-in bedroom furniture combining wardrobes, cabinets and drawers, moulded skirtings, Victorian style radiator, ceiling light point.

BEDROOM 2: (12' 11" x 11' 11") (3.93m x 3.63m) window overlooking the rear garden with Victorian style radiator below, moulded skirtings, ceiling light point.

BEDROOM 3: (12' 5" x 9' 7") (3.78m x 2.92m) window overlooking the rear garden with Victorian style radiator below, built-in wardrobes with ample hanging rail and shelving space, moulded skirtings, ceiling light point.

FAMILY BATH/SHOWER ROOM: (11' 10" x 6' 11") (3.60m x 2.11m) bathtub with mixer tap and handheld shower attachment. Walk-in style shower cubicle with built-in shower unit, rainfall overhead shower and handheld shower attachment. Marble washstand with undermount sink and mixer tap, drawers and cabinets below. Low level dual flush wc with concealed cistern. Dual aspect with obscure glazed windows to the front and side elevations, tiled flooring with underfloor heating, partially tiled walls, heated towel rail/radiator, inset ceiling downlights, extractor fan.



OUTSIDE

FRONT GARDEN & OFF STREET PARKING: there is off street parking for at least 3 cars with raised borders which have been designed for ease of maintenance with slate chippings and several mature shrubs. Outside tap and lighting. Access to:-

BIKE STORAGE: (7' 10" x 5' 10") (2.39m x 1.78m) electronic remote operated up and over roller door, light and power connected.

REAR GARDEN: (54' 0" x 38' 0") (16.45m x 11.57m) enjoying a sunny, southerly orientation and having been landscaped by the present owners to maximise the orientation. Immediately to the rear of the house and accessed internally via the open-plan kitchen/breakfast/dining/living room and study/ occasion bedroom 4 via bi-folding doors, there is a large patio with generous space for garden furniture, potted plants and barbecuing etc. Steps with LED lighting give access to the remainder of the garden which is principally laid to lawn with timber fenced surround and an assortment of flowering plants and mature shrubs. Further seating area and useful garden shed. Outside lighting and tap, plus uplighters and waterfall.

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. This information should be checked with your legal adviser.

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

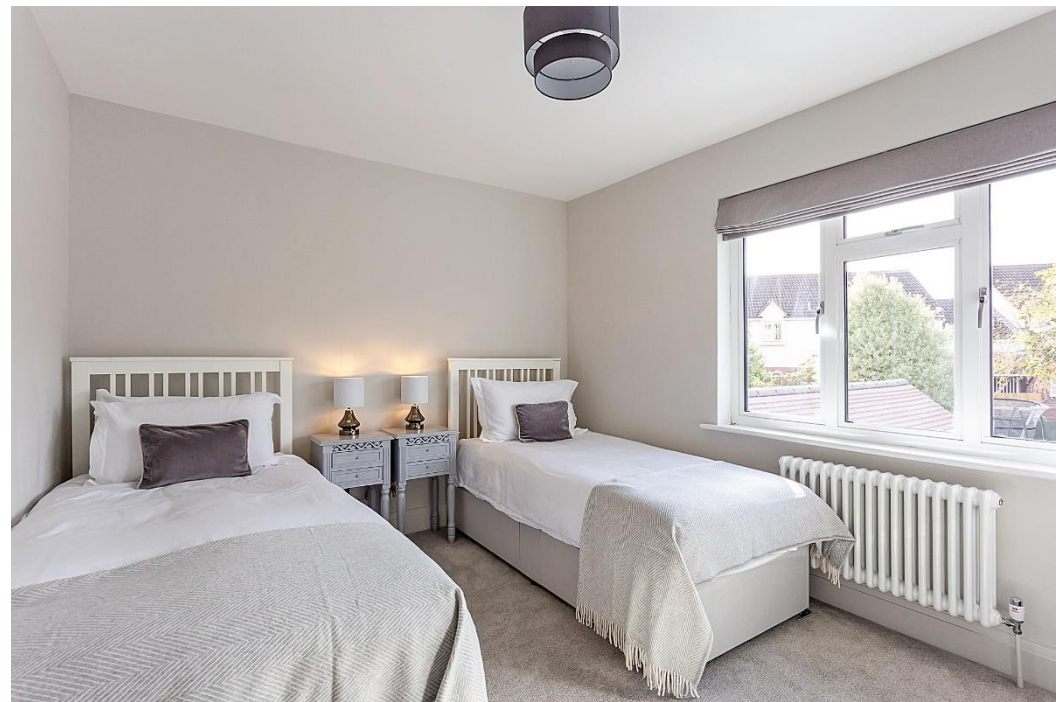
PLEASE NOTE:

- 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.

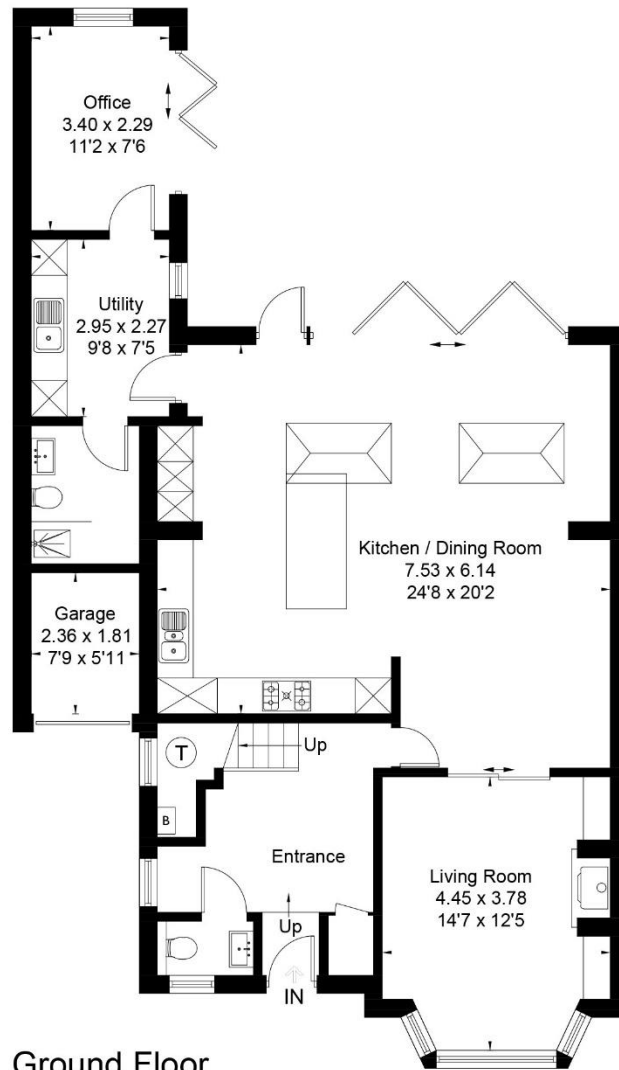
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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

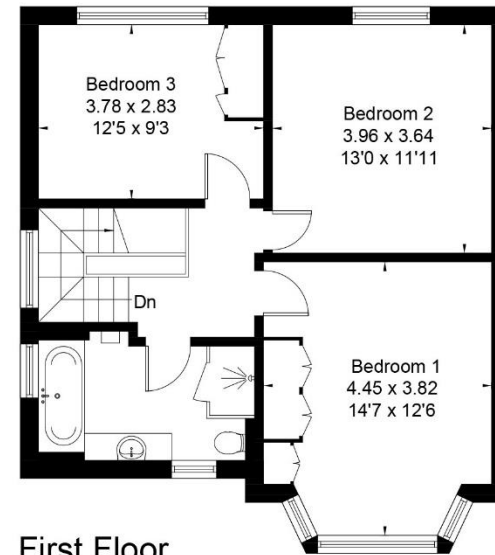




Priory Avenue, Henleaze, Bristol, BS9 4BZ



Ground Floor



First Floor

Surveyed and drawn in accordance with IPMS: Residential Buildings by fourwalls-group.com 307317