



75 Downs Park East, Westbury Park
Guide Price £1,250,000

RICHARD
HARDING



75 Downs Park East,

Westbury Park, Bristol, BS6 7QG

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An elegant and incredibly well-proportioned (2,300 sq. ft.) 5 double bedroom, 3 reception room Edwardian semi-detached family home, situated on a highly regarded side-road close to The Downs. Further benefitting from driveway parking and sunny level south-westerly facing rear garden.

Key Features

- Popular location for families within a short level walk of acres of green open space in Durdham Downs, whilst also being within a short stroll of Waitrose supermarket, The Orpheus cinema and excellent local shops, cafes and restaurants of North View and Henleaze Road. Westbury Park and Elmlea schools are both within 650 metres. Redmaids and Badminton schools are also nearby, as are bus connections to all central areas.
- **Ground Floor:** wide welcoming entrance hallway with understairs storage/utility space and cloakroom/wc, three separate reception rooms, with the breakfast room connecting through to the kitchen.
- **First Floor:** landing, 3 double bedrooms and a generous family bathroom/wc.
- **Second Floor:** two double bedrooms, a smart renovated shower room/wc and accessible loft storage space.
- **Outside:** rare advantage of driveway parking to the front, as well as a front garden. To the rear there is a good sized garden (58ft x 26ft) with a sunny south-westerly orientation.
- An impressive period family home in a highly desirable location.





GROUND FLOOR

APPROACH: via brick paved driveway affording off-street parking for one car with level front garden beside. The driveway leads up to an attractive covered entrance and impressive original part glazed double doors open to:-

ENTRANCE HALLWAY: wonderful high ceilings with ceiling coving, picture rail, original staircase to first floor landing with understairs storage cupboard/utility space and cloakroom/wc. Inset floormat, parquet oak herringbone flooring, low level meter cupboards and plenty of natural light provided by sash window to side elevation. Doors lead off the hallway to the:-

SITTING ROOM: (18'4 x 13'7) (5.59m x 4.13m) a large family sitting room with high ceilings, ceiling coving and decorative mouldings, picture rail, three double glazed windows to front elevation, feature fireplace, radiators.

RECEPTION 2/DINING ROOM: (17'4 x 12'0) (5.29m x 3.67m) a generous second reception room with high ceilings, ceiling coving and picture rail, tiled fireplace with high level mantel and mirror, engineered oak flooring and a radiator. Double glazed windows to rear elevation with double glazed door providing seamless access out onto the south-westerly facing rear garden.

BREAKFAST ROOM: (13'0 x 9'3) (3.95m x 2.82m) high ceilings, book shelving, radiator, engineered oak flooring, dual aspect windows to rear and side elevations, and wall opening creating a sociable connection through to the:-

KITCHEN: (15'0 x 8'8) (4.56m x 2.65m) modern fitted kitchen with an array of base and eye level cupboards and drawers with square-edged laminated worktops over. Standalone breakfast bar with matching worktop over. Integrated appliances include Neff double ovens, induction hob with extraction over, dishwasher and fridge/freezer. Further appliance space for separate freezer. Stable style door accessing the rear garden and dual aspect windows to rear and side elevations, also overlooking the rear garden. Inset spotlights, radiator and tile effect flooring.

CLOAKROOM/WC: low level wc, wash handbasin with storage cabinets beneath and complementary shelf beside, ceiling light point.

FIRST FLOOR

LANDING: spacious landing with staircase continuing up to the second floor and doors leading off to bedrooms 1,2,3 and the family bathroom. There is also a radiator and wall mounted thermostat controls for the underfloor heating to the bathroom.

BEDROOM 1: (15'10 x 13'9) (4.83m x 4.19m) principal double bedroom with high ceilings, ceiling coving, picture rail and original period fireplace with tiled hearth. Exposed stripped floorboards, radiator, double glazed windows to front elevation looking out over the architectural feature balcony. Built-in wardrobes and drawers.

BEDROOM 2: (17'5 x 12'3) (5.30m x 3.73m) double bedroom with high ceilings, picture rail, built-in wardrobes, radiator, attractive period fireplace and two double glazed windows to rear elevation overlooking the rear garden.

BEDROOM 3: (13'1 x 9'4) (3.99m x 2.84m) double bedroom with high ceilings, picture rail, built-in storage cupboards to chimney recess, period fireplace, radiator and exposed stripped floorboards.

BATHROOM/WC: white suite comprising a double ended bath with central mixer taps and shower attachment, low level wc, wash handbasin with storage cabinet beneath, corner shower enclosure with system fed dual headed shower, heated towel rail. Part tiled walls, tiled floor with under floor heating, inset spotlights and double glazed window to front elevation.

SECOND FLOOR

LANDING: good sized top floor landing with plenty of natural light provided through the landing and stairwell by the period window to the side elevation. Door leads off to two further double bedrooms, a smart shower room and a useful attic eaves storage space which houses the Vaillant gas central heating boiler.

BEDROOM 4: (15'8 x 13'9) (4.78m x 4.19m) spacious double bedroom with large dormer to front elevation comprising double glazed sliding sash style window. Low level hatch accessing insulated eaves storage space. Original fireplace, built-in wardrobes, feature alcove shelving and radiator.

BEDROOM 5: (14'3 x 12'3) (4.34m x 3.73m) large double bedroom with dormer to rear comprising double glazed sliding sash style window. Period fireplace, radiator, low level door accessing insulated eaves storage space, loft hatch with pull-down ladder accessing a further generous roof storage space with lighting.





SHOWER ROOM/WC: a smart and luxurious shower room servicing the top floor bedrooms with an oversized walk-in shower with brushed gold system fed dual headed shower, fixed glass screen, alcove shelf, low level wc with concealed cistern, wash basin with storage cabinet beneath, marble style tiled floor with underfloor heating, heated towel rail, extractor fan, modern Velux skylight window and low level hatch accessing the insulated eaves storage space.

OUTSIDE

FRONT GARDEN & DRIVEWAY PARKING: the front of the property has a landscaped driveway providing off-street parking for one vehicle with a level lawned front garden beside with potential for more parking if required and subject to any necessary consents.

REAR GARDEN: (58'0 x 26'0) (17.68m x 7.92m) a level lawned south-westerly facing rear garden attracting much of the day's sunshine, with a patio seating area closest to the property, flower borders containing shrubs with fenced boundaries.

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 and is subject to perpetual yearly rentcharge of £10.0s.0d. This information should be checked with your legal adviser.

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

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		
55-68	D	55 D	76 C
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.





Downs Park East, Westbury Park, Bristol BS6 7QG

Approximate Gross Internal Area 214.6 sq m / 2310.3 sq ft



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.