



22 Briarwood, Westbury on Trym
Guide Price £1,100,000

RICHARD
HARDING



22 Briarwood,

Westbury on Trym, Bristol, BS9 3SS

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An exceptionally well presented and extensively renovated 5 bedroom (two with en-suite), 2/3 reception room family home offering incredibly versatile and well-arranged accommodation and much more than meets the eye, plus off road parking, a storage garage, wonderful views and a fantastic 75ft x 30ft rear garden.

Key Features

- Situated on a peaceful cul-de-sac in the heart of BS9 within close proximity of Elmlea School and a short stroll from the shops and cafes of Stoke Lane. Canford Park and Durdham Downs are also within easy reach, as are bus connections to central areas.
- Comprehensively renovated, improved and extended by the current owners during their 12 years of ownership, the property now offers expansive accommodation (2,755 sq. ft.), perfect for growing families.
- **Ground Floor:** entrance vestibule flows into an entrance hallway with understairs storage and ground floor cloakroom/wc, large bay fronted sitting room, fabulous 28'10 x 20'9 extended kitchen/dining/living space with large central island and bi-folding doors accessing the balcony and rear garden. Stairs lead off the kitchen/dining/living space to a lower ground floor garden/games room with bi-folding doors accessing the rear garden.
- **First Floor:** landing, three double bedrooms (one with en-suite), a further single bedroom or study and the family bath/shower room/wc.
- **Second Floor:** loft converted principal double bedroom with Juliet balcony offering breathtaking elevated views over the surrounding area, with a well-appointed en-suite shower room, built-in wardrobes and additional storage.
- **Outside:** off road parking for two cars and a superb landscaped 75ft rear garden.
- A much loved family home in a peaceful cul-de-sac with a surprising amount of space both indoors and outdoors.





GROUND FLOOR

APPROACH: via a landscaped driveway providing off road parking for 2 family vehicles, the driveway leads up to a bicycle storage garage and the main double doors entering the property.

ENTRANCE VESTIBULE: meter cupboards, door entry mat. Main leaded period glazed door leading into the entrance hallway.

ENTRANCE HALLWAY: high ceilings, oak flooring, understairs storage, staircase rising to first floor landing. Doors off to sitting room, kitchen/dining/family room, utility room and ground floor cloakroom/wc.

SITTING ROOM: (front) (18'3" max into bay x 13'5" max into chimney recess) (5.57m x 4.09m) a good sized bay fronted sitting room with high ceilings, double glazed windows to front. Feature fireplace with woodburning stove, oak surround and mantle, and slate hearth. Built-in cabinets to chimney recesses with floating shelving over, radiator and oak flooring.

KITCHEN/DINING/FAMILY ROOM: (rear) (28'10" x 20'9" max) (8.79m x 6.32m) a large sociable family space with a modern fitted kitchen comprising base and eye level gloss white kitchen units. Integrated Neff appliances including 2 eye level ovens, one of which is a combi microwave oven with warming drawer beneath, fridge, induction hob and dishwasher. 1 ½ bowl sink with mixer tap, boiling hot water tap and waste disposal. Large central island with overhanging breakfast bar, ample space for dining and seating furniture, with the seating area having a feature chimney recess with woodburning stove and cabinets built into the chimney recesses. There are three wide bi-folding doors to rear accessing a generous balcony offering wonderful elevated views over the rear gardens towards Westbury on Trym and Henbury Golf Club. Staircase leads down to the lower ground floor/reception 2.

UTILITY ROOM: (17'10" x 6'0") (5.45m x 1.84m) a spacious utility room with base and eye level cupboards and drawers, worktop over, inset stainless steel sink and drainer unit. Plumbing and appliance space for washing machine, dryer and freezer. Wood flooring. Part glazed door to rear accessing the wrap around balcony which has steps down to the rear garden, further door accesses the integral bicycle storage garage.

BICYCLE STORAGE GARAGE: a shortened garage storage space fit for bicycles etc.

CLOAKROOM/WC: low level wc, wash hand basin with tiled splashbacks, oak flooring, extractor fan and heated towel rail.

LOWER GROUND FLOOR

LANDING: door off to:-

RECEPTION 2/GAMES ROOM: (20'1" max into recess x 17'0") (6.10m x 5.18m) a fantastic reception space for entertaining with three bi-folding doors to rear offering a seamless direct access out onto the gorgeous rear garden, built-in bar area with breakfast bar seating, space for wine fridge with granite worktop over, herringbone style flooring, high level built-in storage cabinets, radiators, double glazed windows to rear.

FIRST FLOOR

LANDING: stairs continuing up to the second floor. Doors leading off to bedroom 2, bedroom 3, bedroom 4 and bedroom 5/study. Further door accesses a family bath/shower room/wc.

BEDROOM 2: (front) (18'3" x 13'0") (5.57m x 3.95m) a double bedroom with bay window to front comprising double glazed windows, high ceilings, built-in wardrobes and a radiator.

BEDROOM 3: (rear) (15'0" x 10'3") (4.57m x 3.13m) a double bedroom with radiator, recessed wardrobe, and double glazed windows to rear offering a lovely outlook over Westbury on Trym.

BEDROOM 4: (14'9" x 7'1") (4.50m x 2.15m) a double guest bedroom with double glazed windows to rear, radiator. Access to loft space. Door accessing:-

En-Suite Shower Room/WC: white suite comprising shower enclosure, low level wc, pedestal wash basin, heated towel rail, tiled flooring, inset spotlights, extractor fan, double glazed window to front.

BEDROOM 5/STUDY: (7'5" x 7'3") (2.27m x 2.20m) a single bedroom or study with double glazed window to front, and a radiator.

FAMILY BATH/SHOWER ROOM/WC: white suite comprising freestanding bath, shower enclosure, wc and wash basin, inset spotlights, extractor fan and a double glazed window to rear.





SECOND FLOOR

LANDING: skylight window provides natural light through the landing and stairwell. Oak door access a fabulous loft converted principal bedroom.

BEDROOM 1: (25'7" x 12'7") (7.80m x 3.84m) a superb large double bedroom with two large Velux skylight windows to front, inset spotlights, recessed built-in wardrobes, various eaves storage cupboards, radiators. Double glazed doors with a Juliet balcony offering a grandstand view over the surrounding area. Further door accesses:-

En-Suite Shower Room/WC: walk-in oversized shower enclosure with system fed shower, low level wc, wall mounted wash basin with storage drawers beneath, heated towel rail, inset spotlights, extractor fan and a double glazed window to rear.

OUTSIDE

FRONT GARDEN & PARKING: landscaped driveway providing off road parking for 2 family vehicles, the driveway leads up to a bicycle storage garage and the main double doors entering the property.

REAR GARDEN: (approx. 75ft x 30ft) (22.86m x 9.14m) a fantastic landscaped rear garden with large paved seating area closest to the property perfect for outdoor entertaining, steps rise up to the balcony/terrace wrapping around the raised ground floor of the property and kitchen, steps lead down from the paved area to the lower section of the garden which is mainly laid to a level lawn with further seating area laid to slate chippings. The garden enjoys an elevated position with incredibly open leafy outlook and it attracts much of the day's sunshine.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, 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: 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	73 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

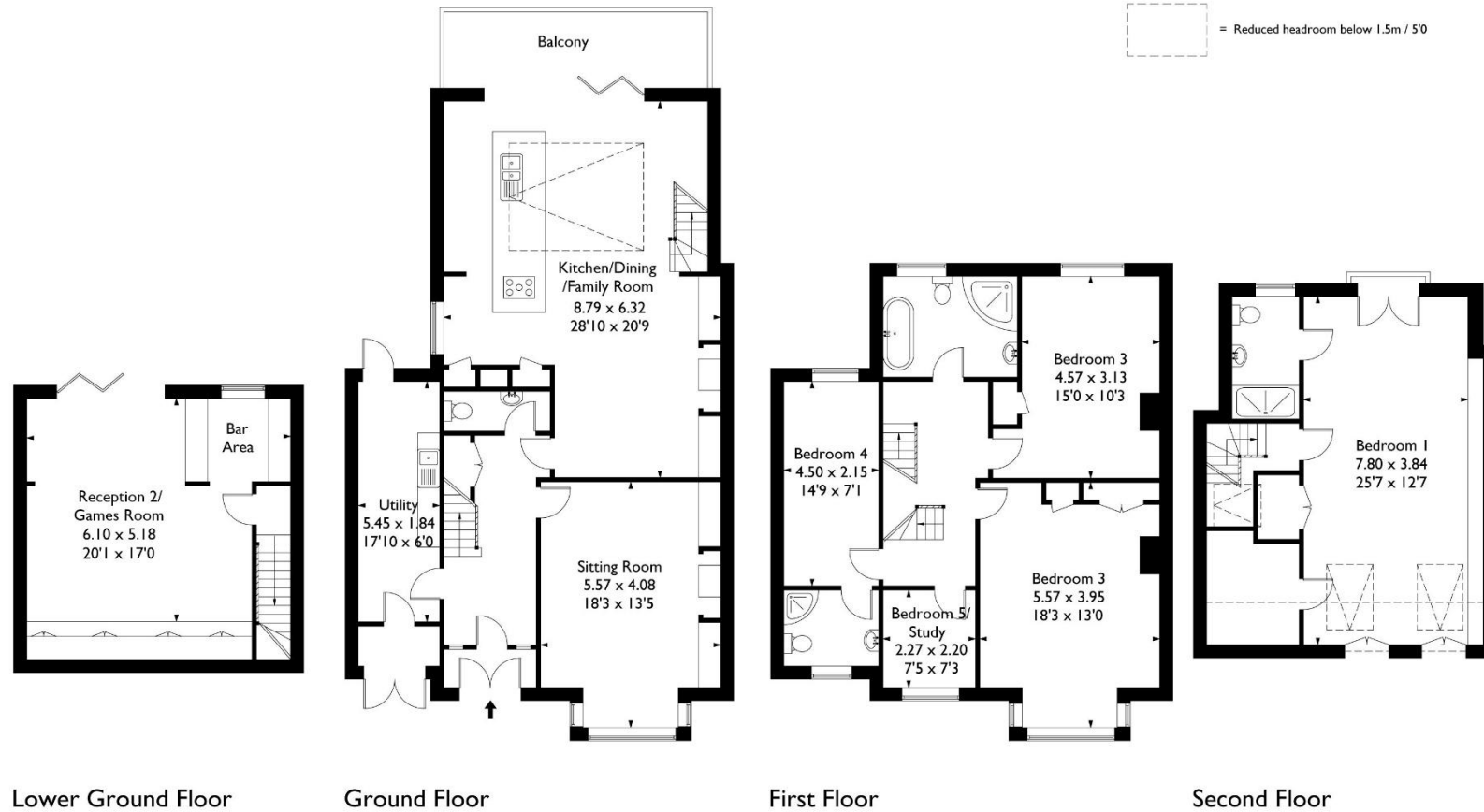
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





Briarwood, Westbury on Trym, Bristol BS9 3SS

Approximate Gross Internal Area 256.0 sq m / 2755.3 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.