



49 Downs Cote Drive, Westbury on Trym

Guide Price £1,150,000

RICHARD  
HARDING







# 49 Downs Cote Drive,

Westbury on Trym, Bristol, BS9 3TS

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An incredibly smart and most inviting 5 double bedroom detached family home situated in a desirable peaceful road, close to Elmlea School and Durdham Downs. Further enjoying a superb 72ft x 43ft level rear garden, off road parking and a generous garage.

## Key Features

- Contemporary interior with balanced lateral accommodation over two floors.
- In a popular road located within 420 metres of Elmlea Infant and Junior School, within walking distance of the shops on Stoke Lane and with easy access to Westbury on Trym village, the Downs and Whiteladies Road. Bus connections to the city centre are also nearby.
- **Ground Floor:** entrance vestibule, reception hallway, sitting room, open plan kitchen/dining/living space, utility room, cloakroom/wc.
- **First Floor:** split level landing, bedroom 1 with en-suite shower/wc, bedroom 2, bedroom 3, bedroom 4, bedroom 5, family bath/shower room/wc.
- **Outside:** front garden with off road driveway parking for one family sized vehicle, garage, and a fabulous rear garden (72ft x 43ft).
- A wonderful detached home that truly ticks the boxes and is ideally located for families.







## GROUND FLOOR

**APPROACH:** via a landscaped front garden with cobbled driveway providing off road parking for a family sized vehicle. Lawned level garden with a central pathway leading up to the attractive main entrance to the property.

**ENTRANCE VESTIBULE:** coat hooks, alarm control panel, inset floor matting and part glazed door leading through into:-

**RECEPTION HALLWAY:** (16'7" max x 10'0" max inclusive of stairwell) (5.05m x 3.05m) a lovely light filled welcoming central entrance hallway, staircase rising to first floor landing with understairs storage cupboard, recessed study area with floor to ceiling windows, contemporary upright radiator and engineered oak flooring. Doors leading off to the sitting room, open plan kitchen/dining/living space and ground floor cloakroom/wc.

**SITTING ROOM:** (front) (15'4" max into bay x 12'11") (4.67m x 3.93m) a good sized bay fronted sitting room with double glazed windows to front, engineered oak flooring, feature chimney recess with wood burning stove, contemporary radiator and ceiling coving.

**KITCHEN/DINING/LIVING SPACE:** (33'2" x 17'4" max in dining and seating area, reducing to 13'1" in kitchen area) (10.10m x 5.28m/3.99m) a fabulous sociable kitchen/dining/living space spanning the width of the house with gorgeous floor to ceiling double glazed windows and doors filling the space with natural light. Contemporary matt white kitchen with eye level Neff oven and combi ovens with warming drawer beneath, quartz worktops, large central island with inset induction hob and 1 ½ bowl sink, integrated larder fridge, plenty of storage cupboards, breakfast bar area set into the island and ceiling mounted Neff extractor hood. To the living and dining area there is ample space for seating and dining furniture, further double glazed windows to side, tall sliding doors accessing the beautiful rear garden. Off the kitchen there are double pocket doors accessing a utility room.

**UTILITY ROOM:** (8'6" x 7'11") (2.58m x 2.42m) a generous utility room with plumbing and appliance space for washing machine and dryer, counter with inset stainless steel sink and drainer unit, plenty of storage, drying rail, inset spotlights, engineered oak flooring, double glazed high level window to side and door accessing the garage.

**CLOAKROOM/WC:** low level wc with concealed cistern, wall mounted wash basin with tiled splashbacks, extractor fan and inset spotlights.

## FIRST FLOOR

**LANDING:** a split galleried landing with two sections, with one section leading off with doors off to bedrooms 1, 2, 3 and a recessed linen cupboard, and the other landing leading off to bedroom 4, 5 and the family bath/shower room/wc. Two contemporary radiators.

**BEDROOM 1:** (rear) (13'0" x 12'5") (3.96m x 3.78m) high ceilings with ceiling coving, two sets of recessed wardrobes providing ample storage, and a contemporary upright radiator. Double glazed door with window to side accessing the rear balcony. Further doorway leads off to:-

**En-Suite Shower Room/WC:** (8'7" max into shower enclosure x 6'5") (2.62m x 1.96m) a contemporary en-suite shower room with oversized walk-in shower with dual headed system fed shower, low level wc with concealed cistern, wall mounted wash basin, heated towel rail, obscured double glazed window to rear, door accessing a recessed bathroom cabinet.

**BEDROOM 2:** (front) (13'0" x 12'2") (3.95m x 3.71m) high ceilings with ceiling coving, double glazed windows to front providing plenty of natural light, recessed wardrobe and a radiator.

**BEDROOM 3:** (front) (13'9" x 9'11") (4.19m x 3.02m) a double bedroom with large double glazed windows to front, recessed wardrobe, ceiling coving and a radiator.

**BEDROOM 4:** (rear) (12'6" x 8'8") (3.81m x 2.64m) high ceilings, double glazed door to rear accessing the balcony, overlooking the rear garden. Radiator.

**FAMILY BATH/SHOWER ROOM/WC:** (9'0" x 7'6") (2.74m x 2.29m) white suite comprising double ended panelled bath, shower enclosure with system fed shower, low level wc with concealed cistern, wall mounted wash basin, window to side, further Velux skylight window over, extractor fan, inset spotlights and a heated towel rail.

**BEDROOM 5:** (8'7" x 8'2") (2.62m x 2.50m) a double bedroom with dual aspect double glazed window and a radiator.





## OUTSIDE

**FRONT GARDEN & OFF ROAD PARKING:** there is a lovely wide frontage to the property setting it back from Downs Cote Drive, which is a peaceful road in itself. The front garden is laid to lawn with a cobbled driveway providing off road parking for a family sized vehicle, handy gated side access to one side of the property and pathway leading up to the main front door. The driveway also leads up to the electric roller shutter door accessing the garage.

**GARAGE:** (17'11" x 12'0" max) (5.47m x 3.66m) an oversized single garage with remote control electric roller shutter door providing ample space for a vehicle plus additional storage. Power, light, high level window providing natural light, wall mounted Worcester gas central heating boiler with pressurised hot water tank and manifolds for the underfloor heating which services the kitchen/dining/living space.

**REAR GARDEN:** (72ft in depth x 43ft across) (21.95m x 13.11m) an incredibly good sized level rear garden with raised decked terrace closest to the kitchen/dining space providing a perfect outdoor space for seating and entertaining. The garden is mainly laid to lawn with fenced boundaries and plenty of foliage providing a natural screen. At the bottom of the garden there is a climbing frame and swing plus 5 silver birch trees providing architectural planting. Raised railway sleeper borders frame the garden and contain various plants and shrubs. Handy gated side access through to the front garden and driveway.

## 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 perpetual yearly rent charge of £15.15s.0d p.a. 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		82 B
69-80	C	72 C	
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.









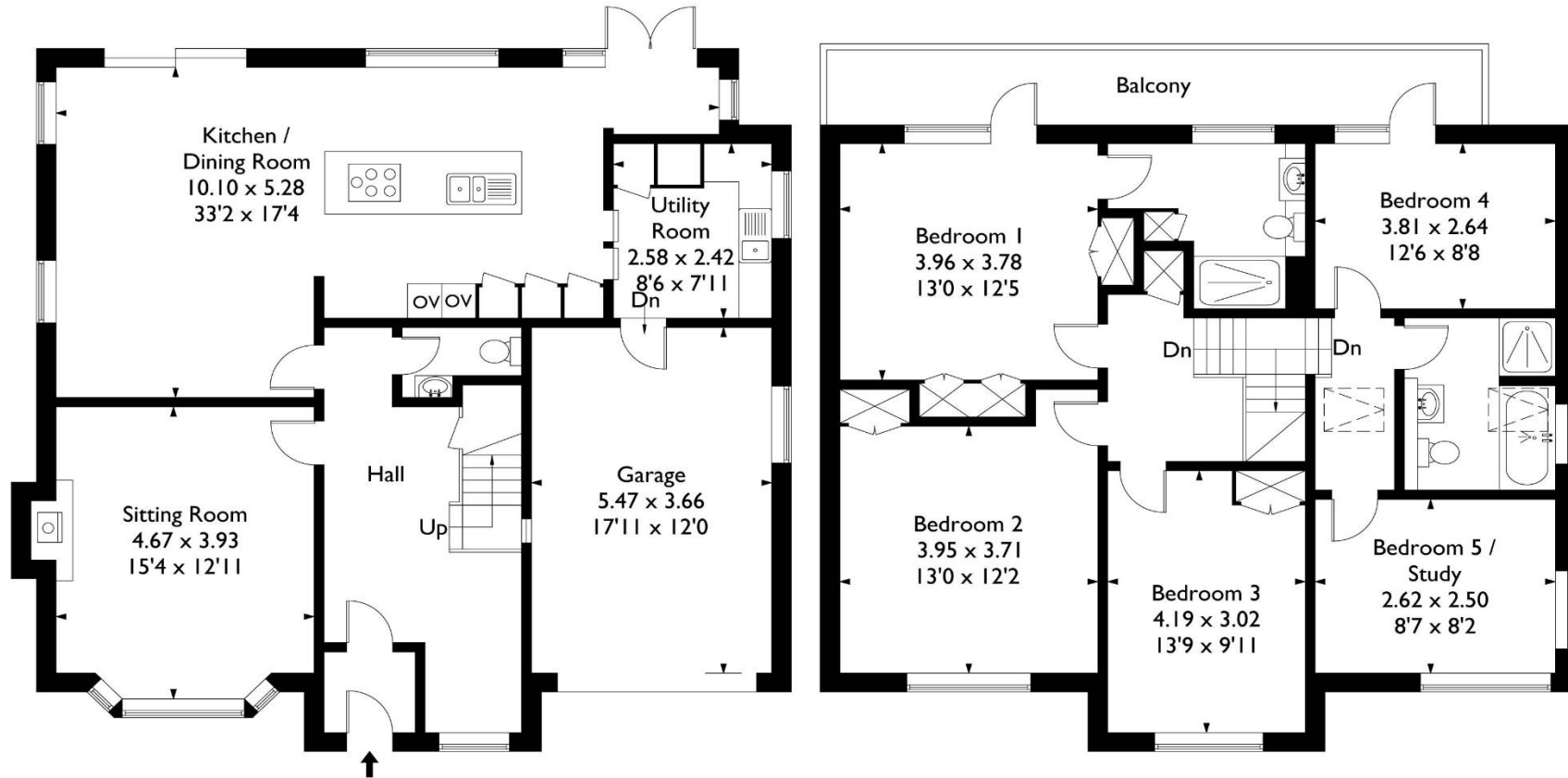


# Downs Cote Drive, Westbury on Trym, Bristol BS9 3TS

Approximate Gross Internal Area = 181.98 sq m / 1958.81 sq ft

Garage Area = 20.24 sq m / 217.86 sq ft

Total Area = 202.22 sq m / 2176.67 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.