



18 Withey Close West, Westbury on Trym

Guide Price Range: £850,000 - £875,000

RICHARD
HARDING



18 Withey Close West,

Westbury on Trym, Bristol, BS9 3SX

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A beautifully re-modelled 4 bedroom (plus study), 2 reception room semi-detached family home with exceptional kitchen/dining/family room, indoor swimming pool, private west facing rear garden and off street parking.

Key Features

- The property is set in a friendly cul-de-sac within 440 metres of Elmlea School.
- **Ground Floor:** entrance vestibule, entrance hallway, kitchen/dining/family room, sitting room, office, indoor swimming pool plus shower room.
- **First Floor:** landing, 4 double bedrooms, study, family bathroom/wc, shower room, separate wc.
- **Outside:** front garden with off street parking, stunning west facing level rear garden approx. **60ft x 40ft**.
- New double glazing installed within the last 4 years (excluding the swimming pool).
- A stylish and versatile family home set in a convenient and highly regarded location within a short level stroll of the shops on Stoke Lane plus bus connections to all central areas.





GROUND FLOOR

APPROACH: from the pavement proceed up the pathway where the entrance vestibule can be found immediately in front of you.

ENTRANCE VESTIBULE: storage for coats and shoes, hessian flooring, pretty stain glass windows with door leading into entrance hallway.

ENTRANCE HALLWAY: ceiling light point, coving, skirting boards, understair storage cupboard, radiator, stairs ascend to first floor landing. Doors radiate to bay fronted sitting room, office and kitchen/dining/family room.

SITTING ROOM: (13'11" x 12'6") (4.25m x 3.80m) bay to front elevation comprising double glazed windows with removeable privacy film, electric feature fireplace with stone surround with built in storage shelving to either side of chimney breast, ceiling light point, radiator, skirting boards.

OFFICE: (10'11" x 10'6") (3.32m x 3.21m) ceiling light point, coving, radiator, skirting boards, cork flooring, double glazed door leading out onto pool room.

KITCHEN/DINING/FAMILY ROOM: (18'4" x 17'3") (5.60m x 5.25m) measured as one but described separately as follows:

Kitchen: a modern Kutchenhause fitted kitchen comprising of wall, base and drawer units with Dekton worktop over and matching upstands, inset sink with mixer tap plus water filter over, Mercury range cooker with 5 ring induction hob over, integrated dishwasher, Samsung American fridge/freezer, tiled surrounds, cork flooring with underfloor heating, skirting boards, large square opening to:

Dining/Family Room: built in bench seating with storage beneath, a mixture of inset ceiling downlighters and ceiling light points, two double glazed windows to side elevation, cork flooring with underfloor heating, double glazed patio doors leading out onto private rear garden, door leading to:

UTILITY ROOM: (9'2" x 7'6") (2.80m x 2.28m) fitted with a matching range of wall and base units with wood effect laminate worktop over, stainless steel sink with drainer unit to one side with mixer tap over, space for washing machine and tumble dryer, space for freezer, inset ceiling downlighters, cork flooring with underfloor heating, double glazed window to the front elevation, skirting boards.

POOL ROOM: (35'5" x 17'11") (10'79m x 5.45m) a superb addition to the property with heated swimming pool, double glazed window to rear elevation, Velux ceiling skylight, two sets of sliding patio doors leading out onto rear garden, door leading to:

SHOWER ROOM/WC: a modern shower room suite comprising of low level wc, wash hand basin set on vanity unit, system fed waterfall shower plus detachable hand held shower over, fully tiled walls, tiled flooring, wall light point, obscure double glazed window to the side elevation.

FIRST FLOOR

LANDING: stairs ascend from entrance hallway, two ceiling light points, coving, loft access hatch with pull down ladder, radiator, doors radiate to bedroom 1, bedroom 2, bedroom 3, bedroom 4, study, bathroom/wc, shower room and separate wc.

BEDROOM 1: (13'11" x 12'4") (4.25m x 3.77m) a generous sized double bedroom with bay to front elevation comprising of double glazed windows, ceiling light point, coving, radiator, skirting boards.

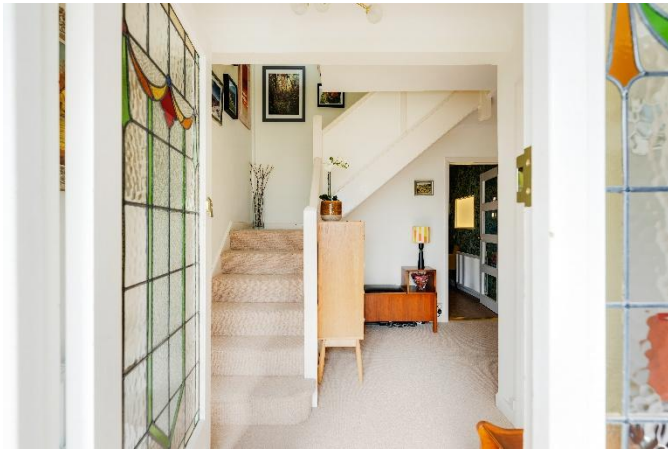
BEDROOM 2: (10'11" x 10'10") (3.32m x 3.31m) a double bedroom with large double glazed window overlooking the rear elevation, ceiling light point, built in wardrobe with hanging rail plus wooden slatted shelving above, radiator, skirting boards.

BEDROOM 3: (11'5" x 9'0") (3.47m x 2.74m) a double bedroom with ceiling light point, coving, double glazed window overlooking rear elevation, radiator, skirting boards.

BEDROOM 4: (11'5" x 8'4") (3.47m x 2.54m) a double bedroom with ceiling light point, coving, radiator, double glazed window overlooking rear elevation, skirting boards.

STUDY: (7'9" x 6'11") (2.35m x 2.10m) feature double glazed window to the front elevation, ceiling light point, wood effect laminate flooring, skirting boards.

FAMILY BATHROOM/WC: a white suite comprising of low level wc, wash hand basin set on vanity unit with useful cabinetry above and beneath, corner jacuzzi bath with hand held shower attachment, ceiling light point, extractor fan, removable privacy film double glazed windows to the front elevation, wall mounted chrome towel radiator, tiled walls, tiled flooring.



SHOWER ROOM: system fed waterfall shower plus detachable hand shower over, folding glass shower screen, ceiling light point, extractor fan, fully tiled walls, tiled flooring.

SEPARATE WC: a white suite comprising of low level wc, wash hand basin with vanity storage beneath, faux tiled splashback, ceiling light point, frosted glass double glazed window to the side elevation, cork flooring, skirting boards.

OUTSIDE

FRONT GARDEN: driveway parking, small area of lawn, mature trees and shrubs to the borders, side access gate.

REAR GARDEN: (approx. 65ft x 40ft excluding swimming pool) (19.81m x 12.19m) a beautifully maintained and well-established west facing garden with patio area directly accessed from the kitchen/dining/family room and pool room, thoughtfully landscaped offering generous area of level lawn with multiple borders housing a variety of mature trees, plants and shrubs. To the far end of the garden there is a large weeping willow with raised decked area providing a serene and discreet space to relax. Outside plant room, storage summer house, outside lights, side access via wooden gate, enclosed by a variety of tall wooden fencing plus established hedging to the boundaries making the garden extremely private.

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: 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		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

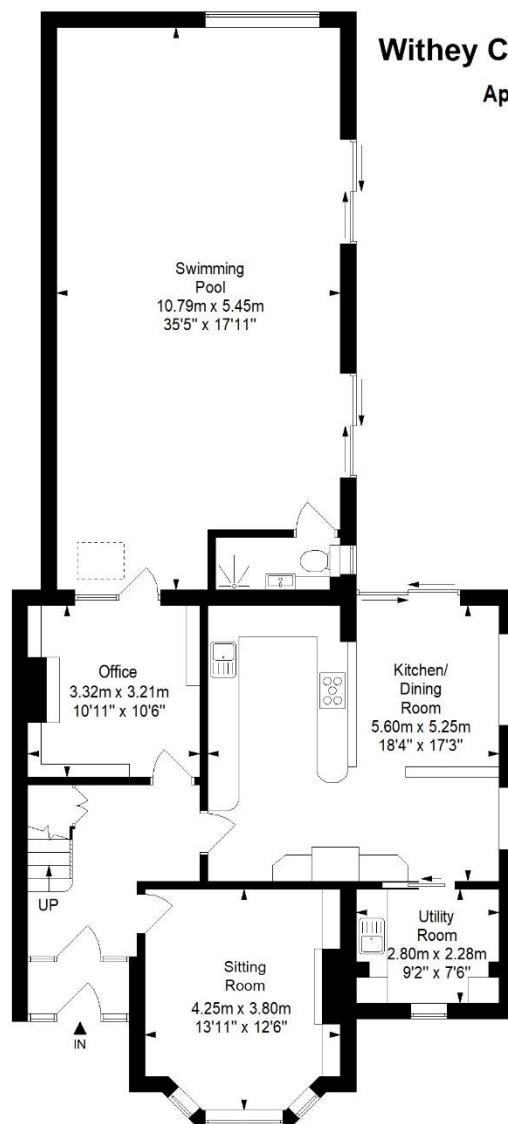
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



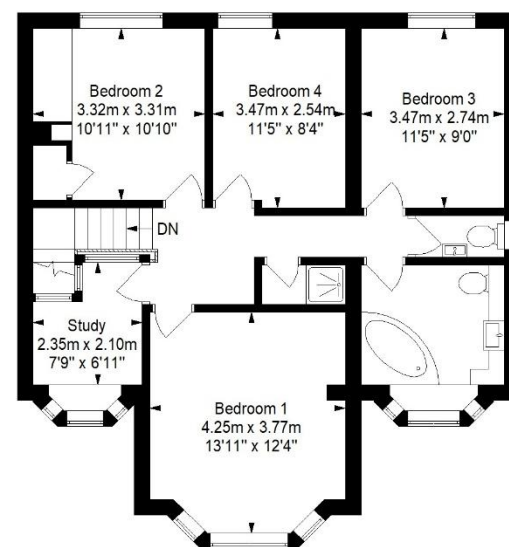


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Approximate Gross Internal Area = 208.7 sq m/ 2246.5 sq ft



Ground Floor



First Floor

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print