



17 Southover Close, Westbury-on-Trym

Guide Price £995,000

RICHARD
HARDING



17 Southover Close,

Westbury-on-Trym, Bristol, BS9 3NG

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An impeccably well-presented 5-bedroom, 2 storey family home (approx. 2,067 sq. ft.) offering superb semi-open plan living space, ample off-road parking for several cars and a fabulous 135ft x 40ft rear garden.

Key Features

- Impressive semi-open plan kitchen/dining/living space which was designed and renovated by Nest Design and Build in recent years.
- Situated in a peaceful and uncongested cul-de-sac in Westbury-on-Trym, within easy reach of Westbury-on-Trym Village with its cafes, shops and bus connections. Canford Park and the green open spaces of Blaise Castle Estate are also within close proximity.
- Offered with no onward chain due to relocation, making a prompt and uncomplicated move possible.
- **Ground Floor:** central entrance hallway, superb sociable living space, connecting through to a fantastic kitchen/dining space with doors accessing the large rear garden. Separate utility room, reception 2 and ground floor cloakroom/wc.
- **First Floor:** landing, 5 bedrooms (4 double and 1 single), a family bathroom/wc and separate shower room/wc, as well as access to large loft storage space.
- A superb detached property with a smart and well renovated interior, plenty of parking and a fabulous rear garden.





GROUND FLOOR

APPROACH: via a landscaped driveway, providing off-road parking for multiple vehicles. Beside the driveway there is an established front garden mainly laid to lawn with mature foliage surrounding. The driveway leads up to the central main front door to the house.

ENTRANCE HALLWAY: spacious central entrance hallway with staircase rising to first floor landing with useful understairs storage cupboard, further large recessed cloaks cupboard with built in hanging rail and fuse box for electrics. Parquet wood flooring, radiator with decorative cover, inset floor mat and doors leading off to the sitting room, kitchen/dining room, reception 2/home office and the ground floor cloakroom/wc.

SITTING ROOM: (17'2" x 13'5") (5.23m x 4.09m) a generous sitting room with double-glazed windows to front, book casing, engineered oak flooring, contemporary wood burning stove recessed into the wall, inset spotlights, ceiling coving and wide wall opening creating a sociable connection through from the sitting room through to the kitchen/dining room.

KITCHEN/DINING ROOM: (22'4" x 16'7") (6.81m x 5.05m) a fabulous sociable kitchen dining room renovated by the current owners using Nest Design and Build, with a modern fitted kitchen comprising base and eye level cupboards and drawers with quartz worktop over and inset Belfast style sink. Integrated dishwasher, integrated microwave, space for large range cooker set within the chimney recess, central island with built-in pan drawers and over hanging breakfast bar, ample space for dining table and chairs and engineered oak flooring. Double glazed windows to rear and wide sliding doors to rear accessing the gorgeous landscaped rear garden. Further door leads off the kitchen through to the utility room.

UTILITY ROOM: (9'5" x 7'11") (2.87m x 2.41m) a good-sized utility space with base and eye level cupboards and drawers with square edged worktop and inset 1½ bowl sink and drainer unit, double glazed windows to side and rear, heated towel rail and part double glazed door to rear accessing the rear garden.

CLOAKROOM/WC: low level wc with concealed cistern, wash basin with storage cabinet beneath, extractor fan and tiled floor.

RECEPTION ROOM: (17'1" x 7'8") (5.21m x 2.34m) currently arranged as a home office, making an excellent work from home space, but would work equally well as a children's playroom or ground floor bedroom if required. Inset spotlights, double glazed window to side and front, wall panelling and contemporary upright radiator.



FIRST FLOOR

LANDING: a central landing with doors off to all 5 bedrooms and the family bathroom and a shower room.

BEDROOM 1: (15'10" x 11'3") (4.83m x 3.43m) a double bedroom with dual aspect double glazed windows to front and side, wood flooring, radiator, inset spotlights and recessed wardrobe.

BEDROOM 2: (12'1" x 11'3") (3.68m x 3.43m) double bedroom with dual aspect double glazed windows to rear and side, with the rear offering a lovely outlook through the rear garden.

BEDROOM 3: (10'10" x 10'5") (3.3m x 3.18m) double bedroom with double glazed window to rear, offering a similar outlook to bedroom 2, built in desk to chimney recess, inset spotlight, ceiling coving, wood flooring and radiator.

BEDROOM 4: (14'8" x 7'10") (4.47m x 2.39m) a smaller double bedroom with ceiling coving, inset spotlight, dual aspect double glazed windows to front and side and a radiator.

BEDROOM 5/STUDY: (8'11" x 8'1") (2.72m x 2.46m) single bedroom or home office with built in storage cabinets and book shelving over and a double-glazed window to front overlooking the driveway and front garden.

BATHROOM/WC: a white suite comprising a double ended bath with mixer taps and shower attachment, low level wc, two bowl sinks, shaver point, tiled walls, wood floor, heated towel rail, inset spotlight and dual aspect double glazed windows to rear and side.

SHOWER ROOM/WC: a corner shower enclosure, low level wc with concealed cistern, wash hand basin with storage cabinet beneath, inset spotlights, heated towel rail, extractor fan, part tiled walls and tiled floor.



OUTSIDE

DRIVEWAY & FRONT GARDEN: to the front of the property there is a good-sized driveway setting the property back from the peaceful cul-de-sac providing ample parking for several cars, a lawned front garden beside and gated side access pathways through to the rear garden.

REAR GARDEN: (approx. 135ft x 40ft) a superb landscaped rear garden with generous paved seating area closest to the property with architectural pergola over a further raised seating area with steps meandering through a wild section of garden to the main lawned section of garden which gradually rises up to the top of the garden where there is a further seating area offering wonderful views over the roof tops of neighbouring buildings towards the trees in Abbots Leigh/Leigh Woods in the distance. There is a garden shed and a garden cabin/studio.

GARDEN CABIN/STUDIO: (12'8" x 12'8") (3.86m x 3.86m) a good-sized outdoor cabin, currently used as a workshop and gym.

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: 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		
39-54	E		
21-38	F		
1-20	G		
		76 C	84 B

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



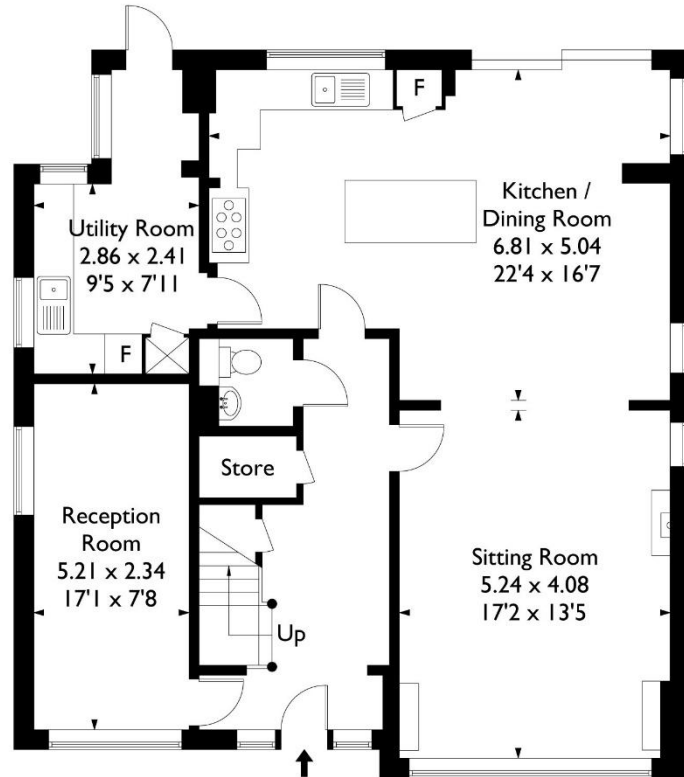
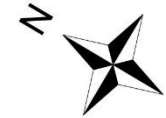


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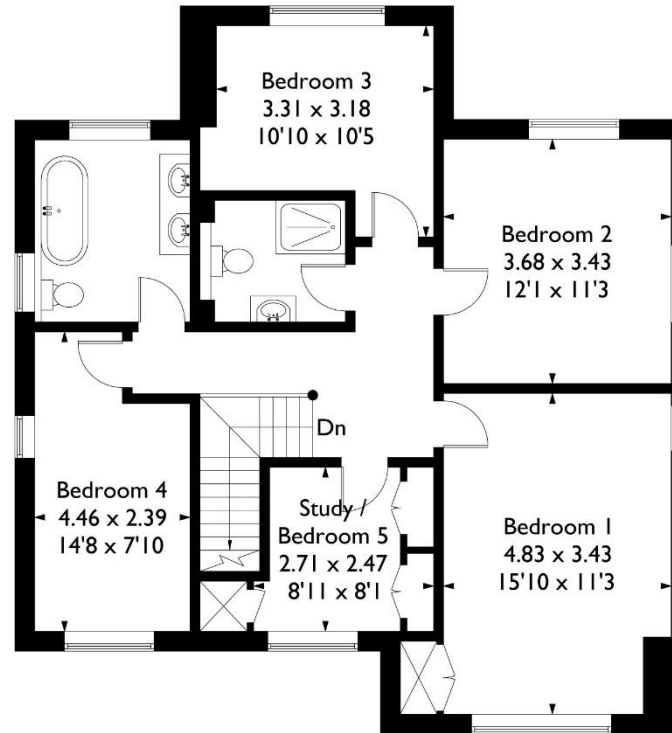
Approximate Gross Internal Area = 177.22 sq m / 1907.58 sq ft

Outbuilding Area = 14.90 sq m / 160.38 sq ft

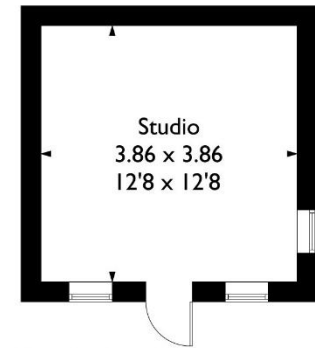
Total Area = 192.12 sq m / 2067.96 sq ft



Ground Floor



First Floor



Not In Actual
Location / Orientation

Outbuilding

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.