



16 Downs Park East, Westbury Park
Guide Price £1,150,000

RICHARD
HARDING



16 Downs Park East,

Westbury Park, Bristol, BS6 7QD

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An elegant and well-proportioned, 5 double bedroom, 2 bath/shower room, Edwardian period end of terraced family house, of circa 2,500 sq. ft., with family room having wide wall-opening through an extended kitchen/breakfast/dining room opening to a well-stocked 45ft rear garden. In a prime location just a short stroll of the Downs, excellent schools and shops and facilities in nearby North View and Henleaze Road.

Key Features

- A fine period residence (circa 1908) of character both internally and externally, retaining most of its original features - covered balcony, stained glass window, fireplaces and simple moulded cornicing. These are twinned with a combination of wooden and powder coated aluminium double glazed windows and doors.
- The neighbourhood has a great deal to offer. The nearby schools, whether state or private are of an excellent standard and highly regarded. The local convenience store is a nearby Waitrose. Just a short walk away there is a fishmonger, two butcher's shops, cafes, good small restaurants aplenty, a gastro pub and many varied independent shops to explore as well as the local library and independent cinema. Just a short stroll away is the Downs which offers 400 acres of recreational space.
- The kitchen/breakfast/dining room extension was designed by DHV Architects and features a stylish kitchen by Boulevard Kitchens with integrated appliances including induction hob, extractor hood, electric oven, combi microwave/oven and dishwasher.
- **Ground Floor:** entrance vestibule, reception hall, inner hall, drawing room, family room with wide wall opening through to an extended kitchen/breakfast/dining room, utility room, cloakroom/wc.
- **First Floor:** split level landing, 3 double bedrooms (bedroom 1 with covered balcony), family bathroom.
- **Second Floor:** part galleried landing, 2 further double bedrooms (five in total), shower room.
- **Outside:** pretty front courtyard, level rear garden with sitting out area and useful side access.
- A most appealing Edwardian family home in an immensely desirable location where properties of this nature seldom come to the open market.





GROUND FLOOR

APPROACH: from the pavement, a wrought iron pedestrian gate opens onto a pathway leading alongside the front courtyard to an open-fronted porch. Solid wood panelled front door with obscure glazed panels, brass door furniture and fanlight, opening to:-

ENTRANCE VESTIBULE: terrazzo flooring and inlaid entrance mat, tall moulded skirtings, dado rail, simple moulded cornicing, coat hooks, ceiling light point. Part multi-paned wood panelled door with overlight, opening to:-

RECEPTION HALL: 19'10" x 6.05m in length, having terrazzo flooring, wide and elegant turning staircase ascending to the first floor with handrail and ornately carved spindles, tall moulded skirtings, dado rail, simple moulded cornicing, ornate central ceiling arch, radiator, ceiling light point. Panelled doors with moulded architraves, opening to:-

DRAWING ROOM: (16'5" x 16'0") (5.00m x 4.87m) a gracious principal reception room, having wide box bay window to the front elevation comprising six wooden double glazed casement windows with multi-paned double glazed overlights. Central period fireplace with open fire, cast iron surround, decorative tiled slips, slate hearth and an ornately carved wooden mantelpiece. Recesses to either side of the chimney breast, tall moulded skirtings, picture rail, simple moulded cornicing, ornate ceiling rose, ceiling light point, two radiators.

FAMILY ROOM: (14'3" x 12'11") (4.34m x 3.94m) central chimney breast with inset woodburning stove set upon a slate hearth, recesses to either side of the chimney breast, tall moulded skirtings, picture rail, simple moulded cornicing, ceiling light point, Karndean flooring, vertical style column radiator. Wide wall opening through to:-

KITCHEN/BREAKFAST/DINING ROOM: (20'10" x 20'4") (6.35m x 6.19m) loosely divided as follows:-

Kitchen/Breakfast Room: comprehensively fitted with an array of sleek gloss, soft closing base and eye level units combining drawers and cabinets. Roll edged granite worktop surfaces with matching upstands and glass splashback. Large island unit creating breakfast bar with undermount stainless steel 1 ½ bowl sink with swan neck mixer tap over. Integrated appliances including Neff 5 ring induction hob with stainless steel extractor hood over having integral lighting, Neff 'hide and slide' electric oven, Neff combi microwave/oven and a Bosch dishwasher. Space for an American style fridge/freezer with water feed for ice maker. Karndean flooring, tall moulded skirtings, vertical style column radiator, inset ceiling downlights, ceiling light point, powder coated aluminium double glazed window to the side elevation. Useful understairs storage cupboard with shelving. Double opening casement doors through to the utility room. 11ft wide wall opening through to:-

Dining Area: high sloping ceiling with two large Velux windows, a continuation of the Karndean flooring, ample space for table and chairs, tall moulded skirtings, vertical style column radiator, inset ceiling downlights, ceiling light point. Powder coated aluminium double glazed bi-folding doors with overlights overlooking and opening externally onto a timber deck with access to the rear garden.

UTILITY ROOM: (8'2" x 6'6") (2.49m x 1.98m) dual aspect with two double glazed windows overlooking the rear garden and further double glazed window to the side elevation. Granite effect roll edged worktop surfaces with splashback tiling, stainless steel sink with draining board to side and mixer tap over, base level cabinets, space and plumbing for washing machine, space for tumble dryer, tall cabinet, a continuation of the Karndean flooring, radiator, inset ceiling downlights, extractor fan.

CLOAKROOM/WC: low level dual flush wc, wall mounted wash hand basin with mixer tap, splashback tiling and cupboard below, heated towel rail/radiator, obscure double glazed window to the rear elevation, tall moulded skirtings, inset ceiling downlights. Wall mounted Vaillant gas fired combination boiler.

FIRST FLOOR

SPLIT LEVEL LANDING: part galleried with handrail and ornately carved spindles, turning staircase ascending to the second floor with Velux window providing natural light, tall moulded skirtings, dado rail, two ceiling light points, radiator. Panelled doors with moulded architraves, opening to:-

BEDROOM 1: (21'0" x 16'5") (6.39m x 5.00m) wide box bay window to the front elevation comprising five wooden double glazed casement windows with multi-paned double glazed overlights. Part double glazed wooden door with multi-paned double glazed overlight opening onto a covered balcony. Central period fireplace with coal effect gas fire, cast iron surround, decorative tiled slips, slate hearth and an ornately carved wooden mantelpiece. Recesses to either side of the chimney breast, tall moulded skirtings, picture rail, simple moulded cornicing, two radiators, two ceiling light points.

BEDROOM 2: (14'8" x 12'6") (4.46m x 3.82m) a pair of wooden double glazed sash windows to the rear elevation, built-in wardrobes, moulded skirtings, radiator, ceiling light point.

BEDROOM 3: (13'3" x 10'2") (4.03m x 3.10m) wooden double glazed sash window overlooking the rear garden, ornate cast iron fireplace with recesses to either side of the chimney breast, moulded skirtings, radiator, ceiling light point. Loft access.

FAMILY BATHROOM/WC: (8'9" x 6'6") (2.67m x 1.98m) panelled bath with hot and cold water taps, shower screen, wall mounted shower unit and an overhead waterfall style shower. Low level dual flush wc with concealed cistern. Wash hand basin and mixer tap plus cupboards below. Wood effect flooring, two obscure double glazed windows to the side elevation, timber panelled walls to dado rail, ceiling light point, Victorian style heated towel rail/radiator.



SECOND FLOOR

PART GALLERIED LANDING: part galleried over the stairwell with handrail and ornately carved spindles, allowing natural light via the aforementioned Velux window, moulded skirtings, dado rail, ceiling light point, storage cupboard. Panelled doors with moulded architraves, opening to:-

BEDROOM 4: (21'2" x 13'2") (6.46m x 4.02m) four multi-paned wooden double glazed casement windows to the front elevation, ornate cast iron fireplace with recesses to either side of the chimney breast, moulded skirtings, radiator, three ceiling light points.

BEDROOM 5: (13'8" x 13'8") (4.17m x 4.17m) wooden double glazed dormer style window to the rear elevation, ornate cast iron fireplace with recesses to either side of the chimney breast, moulded skirtings, radiator, ceiling light point.

SHOWER ROOM/WC: (10'0" x 7'4") (3.05m x 2.24m) large walk-in style shower with low level shower tray, glass screens, fully tiled surround, built-in shower unit, handheld shower attachment and an overhead waterfall style shower. Low level dual flush wc. Large Duravit wash hand basin with mixer tap and pull out drawers below plus splashback tiling, wall mounted mirror with integral lighting. Karndean flooring, moulded skirtings, inset ceiling downlights, wooden obscure glazed window to the side elevation. Door to Airing Cupboard housing hot water cylinder.

OUTSIDE

FRONT COURTYARD: to one side of the pathway there is a level section of lawn with U shaped border featuring an array of shrubs. Outside lighting.

REAR GARDEN: (45ft x 21ft) (13.72m x 6.40m) immediately to the rear of the kitchen/breakfast/dining room there is a raised timber deck with ample space for garden furniture. A shallow flight of two steps then descends to the remainder of the garden which is principally laid to lawn and level, enclosed on all three sides by timber fencing and trellising plus high railway sleeper borders featuring an array of mature shrubs and climbing plants. External power socket, outdoor lighting, water supply.

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

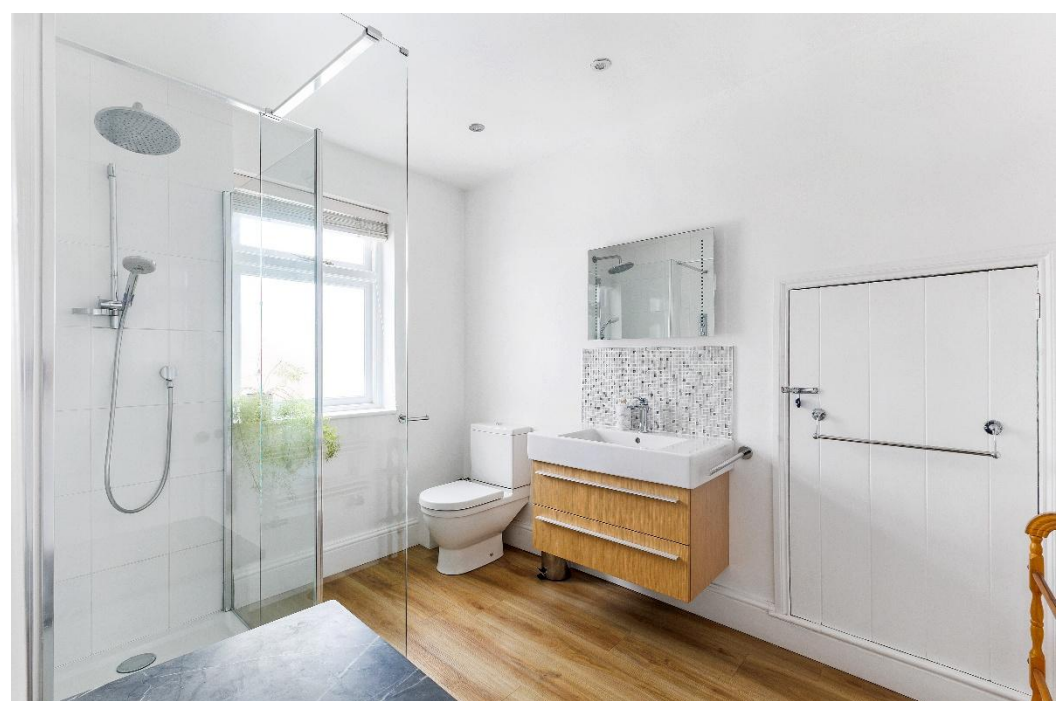
PLEASE NOTE:

- 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		70 C
55-68	D	62 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.







All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #96079