



The Glade Channells Hill, Westbury-On-Trym, Bristol, BS9 3HZ

GUIDE PRICE £749,500

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PROPERTY OVERVIEW

Occupying a corner plot on the junction of the Holmwood Gardens cul-de-sac and Channells Hill opposite Westbury Primary School. The bungalow has a pleasant outlook to the front and side with its main gardens being a manageable size. A drive on Holmwood Gardens provides off street parking for one car and access to the single garage attached to the side of the property. A gated path leads past the front of the house.

On entering the property, a hallway provides access to all of the rooms and houses a laundry cupboard with washing machine. The living rooms are positioned to overlook the main part of the garden with the sitting room being a particularly good size. Patio doors open onto the patio and garden. A fireplace with gas supply provides a focal point to the sitting room. Glazed French doors open into the dining room area which is itself open plan to the kitchen. A good-sized entertaining area with plenty of kitchen units for storage.

The back door opens to the rear passageway which gives access to the rear garage door. A cupboard houses a Worcester gas fired combination boiler. The bedrooms are all positioned at the opposite end of the property. Three are three good size doubles and the fourth is a single bedroom/study/hobby room. The bedrooms are serviced by a shower room and bathroom. Both have basins and toilets. The two front bedrooms have a pleasant tree lined outlook.

The gardens are primarily to the side of the house accessed via the main living room with smaller lawn garden with hedge providing screening to the front. A patio is arranged over several shallow levels and leads onto the lawn area with summer house tucked into one corner. A small garden pond/water feature is located next to the patio area.

Location

The Glade is superbly located within easy walking distance of Westbury On Trym Village which provides a number of high street supermarkets, banks, a post office, pubs, cafes, a medical centre, restaurants and provides easy access to David Lloyd and two excellent schools, namely Westbury On Trym Primary and Bristol Free School. Both Redmaids and Badminton Schools are within a mile of the property should you be considering private education, as well as the likes of Clifton College, Clifton High School, QEH and BGS which are all within easy driving distance. Badock's Wood and Westbury Wildlife park are within a few minutes walk of the property.

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KEY DETAILS

- A Spacious (1,677 sq. ft. approx.) Detached Bungalow
- 4 Bedrooms
- A Generous Sized Living Room
- Mature Garden with Summer House
- Single Garage
- Off-Street Parking

Guide Price: £749,500

Tenure: Freehold

Council Tax Band: F

Local Authority: Bristol City Council

Vendors Onward Position:

Onward Purchase

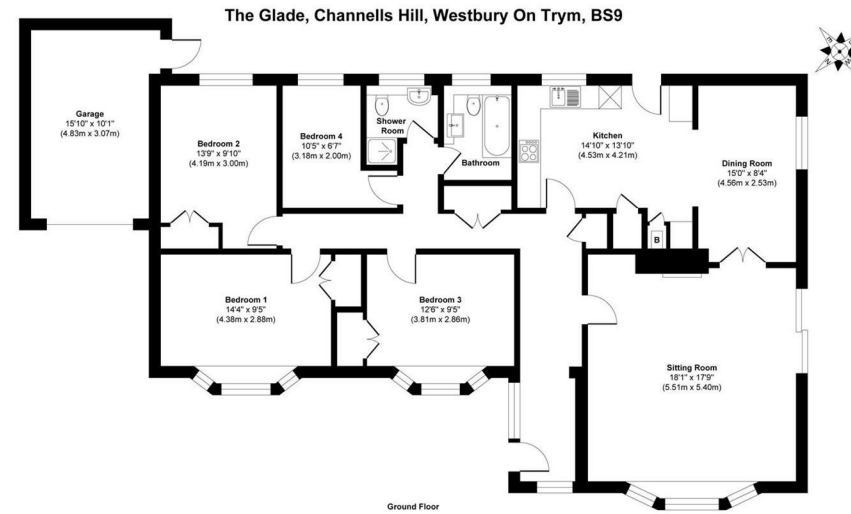
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Viewing: By appointment only



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Approx. Gross Internal Floor Area 1677 sq. ft / 155.80 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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Important Notice:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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