



223 Stoke Lane, Westbury-On-Trym, Bristol, BS9 3RX

**GUIDE PRICE £695,000**

**G** **GOODCHILD**  
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## PROPERTY OVERVIEW

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An incredibly light, bright and deceptively spacious (1305 Sq. Ft. approx.) natural four-bedroom semi-detached family home with an attractive landscaped south facing garden, double garage and ample off-street parking. Located on Stoke Lane within a level walk of the shops, cafes and restaurants of both Stoke Lane and Westbury-on-Trym Village and within approx. 500 metres of Elmlea Junior School and offering easy access to Durdham Downs.

The versatile and well-presented accommodation comprises: sitting room with patio door and windows overlooking the sunny south facing garden, dining room, hallway and spacious modern shaker style fitted kitchen, again leading to garden. Downstairs cloakroom/WC and useful walk-in cloak cupboard.

On the first floor, via a central stairwell are four double bedrooms and modern and stylish family bathroom with shower and bath.

### Outside

To the rear is a generous south facing flag stone style patio with sweeping path leading across the well-maintained lawn leading to a further patio area to the rear and lawns. Railway sleeper edged mature and well stocked planting beds, brick wall and fenced boundaries. There is ample parking to the front and access to double garage with electric roller door.

### Location

Stoke Lane is an incredibly popular location in the heart of Westbury-on-Trym lying to the North West of Bristol's city centre and is advantageously placed with a host of amenities on the doorstep. There is a local supermarket on Stoke Lane as well as many eateries, bakery and dry cleaners. Cribbs Causeway provides more extensive shopping and is approximately 3.1 miles away. There are several well-regarded schools within proximity including Elmlea and Stoke Bishop as well as a host of secondary schools, both state and independent. There is open parkland and woodland nearby with Durdham Downs and the Kings Weston Estate. For health and leisure there are sports clubs and tennis clubs (the closest of which is within the adjacent University campus) as well as golf courses at Henbury and Shirehampton.



# KEY DETAILS

- A Spacious (approx. 1305 Sq.Ft.) Semi-Detached Property
- 4 Bedrooms
- Modern Fitted Kitchen
- South Facing Rear Garden
- Double Garage & Off-Street Parking

Guide Price: £695,000

Tenure: Freehold

Council Tax Band: E

Local Authority: Bristol City Council

Vendors Onward Position:

Onward Purchase

EPC: C

Viewing: By appointment only



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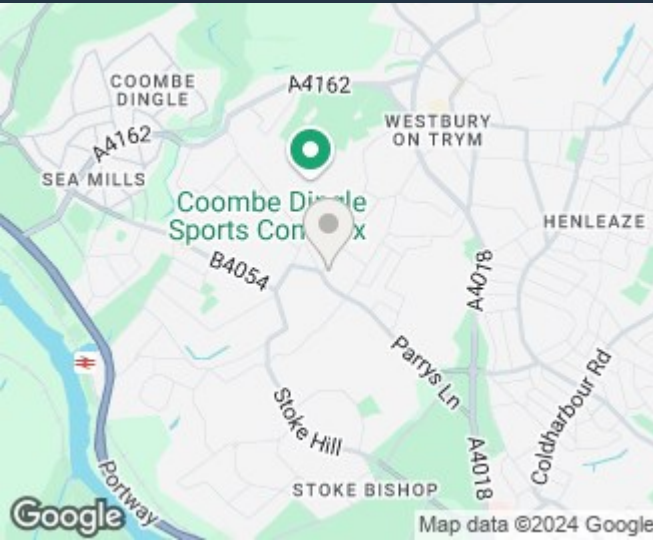
223 Stoke Lane, Westbury-On-Trym, Bristol, BS93RX  
Approx. Area 1305.0 Sq.Ft - 121.20 Sq.M



Ground Floor

First Floor

For illustrative purposes only. Not to scale.  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Floor plan produced by Energy Plus.



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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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