



Welcome to
Elmlea Junior School
Getting to know... Learning to grow
The Oak, Westbury-on-Trym, Bristol BS9 3UF
Tel: 0117 377 2266
www.elmleaschool.org.uk
Headteacher: Mrs Lorraine Wright

43 The Dell, Westbury-On-Trym, Bristol, BS9 3UF

GUIDE PRICE £800,000

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PROPERTY OVERVIEW

An attractive Art Deco inspired 4 bedroom (plus 2 loft rooms) detached house within Elmlea School catchment (currently rated as 'Outstanding' by Ofsted). Enjoying 2 reception rooms, generous gardens, parking and detached garage. Arranged over 3 floors, this is the perfect family home for those seeking excellent schooling and a property on which they can make their own mark.

The property offers a rare opportunity, bursting with original charm and character and whilst much loved by the current owners, would now benefit from modernisation throughout and has fantastic scope of extension to further exploit the sizeable rear space (subject to consents).

Accessed at the front into a welcoming and spacious entrance hall with wonderful features including original wooden flooring and front door, plate rail, wooden panelling and a useful understairs cupboard. Furthermore, there is access to the 2 reception rooms, kitchen and there is a downstairs WC. The lounge is located to the front with an attractive curved bay window, coving and picture rail. The rear reception room forms the dining room but could easily be used as a wonderful family room with doors leading out to the level rear garden. The kitchen is separate with door leading to side, windows to side and rear, kitchen with a range of wall and base units, floor mounted boiler, serving hatch.

To the first floor there is a lovely landing with large original stained glass arched window to side, access to the 4 bedrooms, family bathroom and stairs rising to the top floor. Bedroom 1 is a large double bedroom, Bedroom 2 offers a window overlooking the garden, picture rail and is a lovely double size. Bedrooms 3 and 4 are also generous in size. Finally, there is W.C. and separate bathroom.

On the top floor are two useful rooms which have been used by the current owners as a further two bedrooms, one of which is double in size, with the second also being a generous size.

To the front of the house there is a mature garden and to the side is a drive that leads to a detached garage. To the rear there is a very generous (approx. 20m) south/east garden that enjoys the sun throughout the day. There are various areas to explore. Furthermore, there is secure side gated access.

Location

Situated in the family orientated suburb of Westbury on Trym there are excellent amenities close at hand including the shops, cafes and restaurants on Stoke Lane. The property is well located for secondary schools such as Montpellier High, Bristol Cathedral School and Bristol Free School.

KEY DETAILS

- A Wonderful Detached Family Home
- 4 Bedrooms & 2 Loft Rooms
- 2 Reception Rooms
- Within Elmlea School Catchment
- Off-Street Parking & Detached Garage
- Generous Rear Garden
- Original Period Features

Guide Price: £800,000

Tenure: Freehold

Council Tax Band: F

Local Authority: Bristol City Council

Vendors Onward Position:

No Onward Chain

EPC: F

Viewing: By appointment only



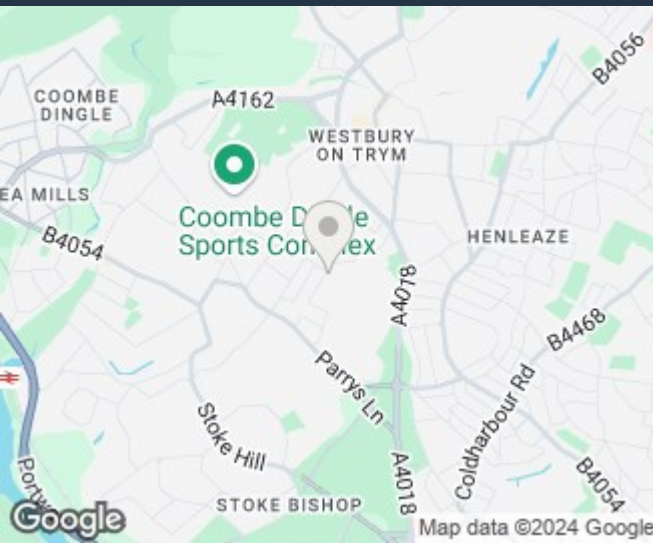
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Approx. Area 1760.10 Sq.Ft - 163.50 Sq.M



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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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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