



Connells

Ridgeway Court The Ridgeway
Bristol

Ridgeway Court The Ridgeway Bristol BS10 7DG

for sale offers in excess of
£850,000



Property Description

Situated in arguably the most desirable cul de sac in BS10 this substantial family home offers quick

access to Westbury On Trym village, locals schools, the city centre and M5/M4 connections.

Agents Note

AGENTS NOTE – 'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'

Accommodation

Approached via a brick-paved driveway, this spacious family home offers a detached double garage and a welcoming storm porch. As you step inside, a welcoming hallway with stairs ascending to the first floor and doors to ground floor accommodation.

The ground floor features three reception rooms; a dual aspect living room, with its patio doors onto the garden and interconnecting doors lead you into a second reception room. The space is filled with natural light via a dual aspect outlook including a bay window to the front. A home office at the front of the house offers a quiet

workspace.

The separate kitchen/breakfast room boasts modern fitted appliances, garden views, and convenient access to a utility room, which in turn opens to the side of the home. You'll also find a practical downstairs WC on this level.

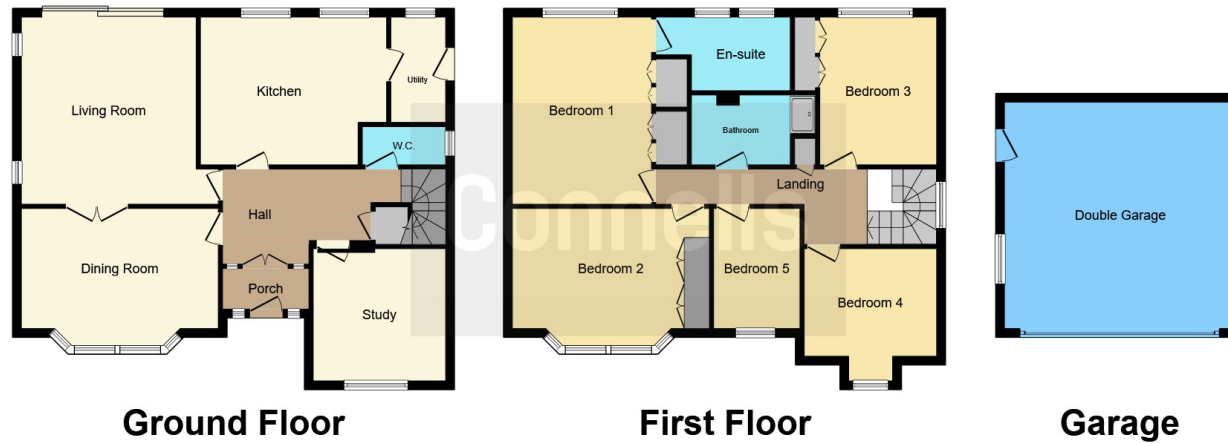
Heading upstairs, there is a central landing providing access to the first-floor accommodation. The master bedroom, situated at the rear, features fitted wardrobes and an ensuite bathroom. Two more double bedrooms, both with fitted wardrobes and bedroom two benefits from a charming bay window. Lastly there are two further generously sized bedrooms at the front of the house and a family bathroom.

Outside, the rear garden has a patio area adjacent to the property with steps leading you through the rest of the garden, with its lush lawn and an array of charming plants, shrubs, and trees.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 0117 950 1552
E westburyontrym@connells.co.uk

6 Canford Lane
 BRISTOL BS9 3DH

EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/WOT308382



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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