

33 Westbury Road

Henleaze





33 Westbury Road

Henleaze
Bristol BS9 3AX

An exquisite seven-bedroom Edwardian period semi-detached family house having been beautifully renovated with a stylish combination of contemporary design and still retaining a wealth of period features. Moments from Durdham Downs and Henleaze Road this is a rare opportunity not to be missed.

Entrance vestibule, reception hallway, drawing room, study, sitting room with dining area kitchen, utility room, cloakroom.

First floor

Master bedroom with en-suite, two further bedrooms, family bathroom

Second floor

Four further bedrooms, family shower room

Outside

Charming walled in front garden - 32ft x 29ft

Rear garden 56ft x 31ft with access to secure off-street parking for 2 cars

Features

Period working fireplaces, high ceilings with ornate plasterwork and centre roses, wall panels, leaded stained-glass door, sash windows.

Ample storage cupboards and wardrobes throughout, solar PV roof panels, integrated tv/stereo system, underfloor heating, double glazing

3719 Sq. Ft – 345.49 Sq. M

Freehold

Price on Application



Situation:

Westbury Road is situated within walking distance of Henleaze Road and North View, renowned for its excellent independent shopping facilities to include a butcher, fishmonger, delis, cafes, restaurants, a Waitrose and cinema.



Bristol provides a good selection of independent and state schools to include Elmlea, Clifton College, Clifton High School, QEH, Bristol Grammar School and Badminton School for Girls.



Clifton Village is approx. 2.5 miles away offering further shopping to include fine dining restaurants, cafes, bars and eclectic range of boutiques. The city centre is 3.5 miles away and provides extensive shopping at Cabot Circus.



Bristol Temple Meads or Parkway provides a fast train service to London Paddington which is approx. 90 minutes. Bristol Airport is 5.6 miles away.



Durdham Downs is moments away with its 400 acres of grassland providing sporting activities, nature trails and excellent dog walking. The stunning views over the Avon Gorge and Clifton Suspension Bridge can also be enjoyed.

Description:

This handsome stone built Edwardian semi-detached family home is arranged over three floors and provides spacious light and flexible family accommodation.

The house is approached via a pleasant walled in front garden which leads to the entrance vestibule which features a tessellated tiled floor, double glazed skylight, access to the rear garden and a beautiful leaded stained-glass door and side panels opening into the impressive reception hallway.

The hallway retains many period features to include a fine oak staircase with handrail and balustrading, high ceilings with ornate moldings, a butler's Pantry with the original dresser and engineered oak flooring.

The elegant 25'4 x 15'5 Drawing room thru to Study features a marble fireplace with cast iron fire basket with gas coal effect fitting, ornate wall and ceiling moldings and a wide box bay with sash windows. The study again retains fine period detail and a sash window.

The family room with dining area 27'4 features bi fold doors to the garden, a wood burner, oak flooring and extensive range of cupboards and display shelving with feature lighting.





The fully fitted kitchen offers an extensive range of wall and floor units with granite worktops and feature lighting, the luxury integrated appliances include, 5 ring induction hob with extractor hood above, twin electric ovens/grills, microwave, coffee machine, twin dishwashers and Velux double glazed skylight window. Adjacent is a useful boot room with space for American fridge/freezer and side door to garden, a cloakroom and fully fitted utility room completes this floor.

The first floor has three double bedrooms and two bathrooms to include a master suite with fitted wardrobes and a beautifully appointed en-suite bathroom comprising of deep bath, oversized shower with drench rose and flexible spray hose, heated towel rail, underfloor heating and contemporary wall and floor tiling.

The family bathroom features a freestanding slipper style bath, walk in shower and spacious airing cupboard.

The second floor has a spacious landing with feature double glazed roof light allowing natural light into the stairwells and landings. A further four double bedrooms and a family shower room completes this level.

Outside:

The property has a pretty walled in front garden with flower and shrub borders and feature paving.

The rear garden is approx. 56ft x 31ft and is landscaped with a paved level sun terrace, a central lawn with raised flower and shrub border, steps lead up to a courtyard with electronic roller shutter door and ample secure parking for two cars.

Viewing Strictly by Appointment

with

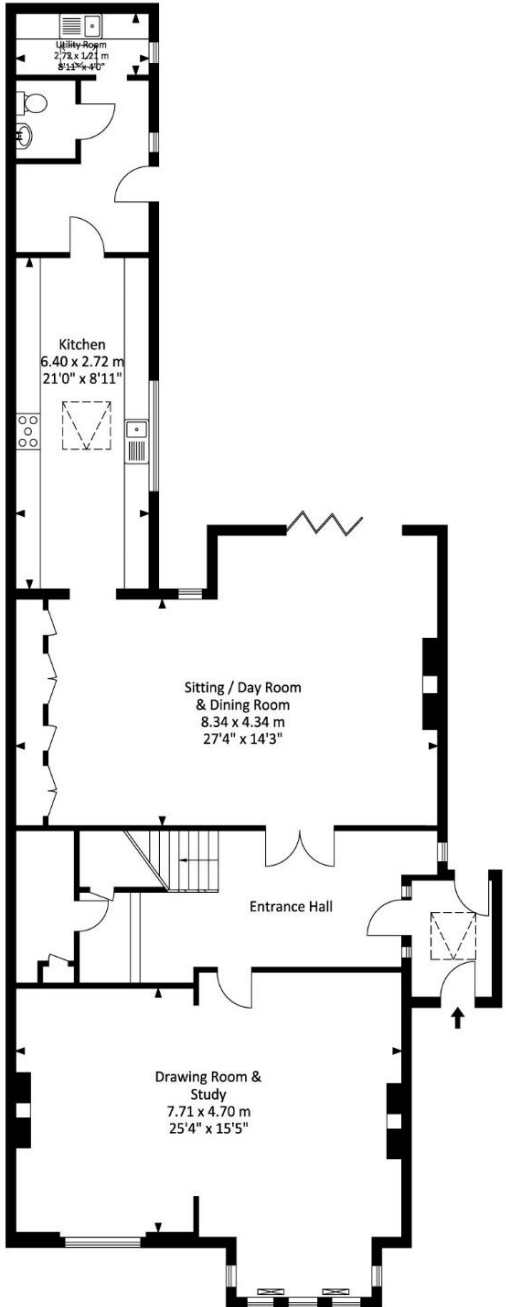
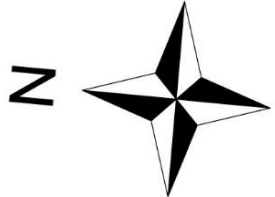
Louise Light Property

0117 422 0376

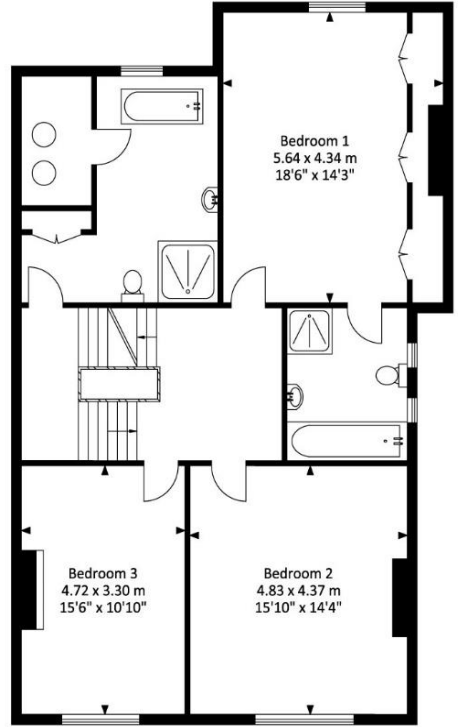
07963 142613

33 Westbury Road, Bristol BS9 3AX

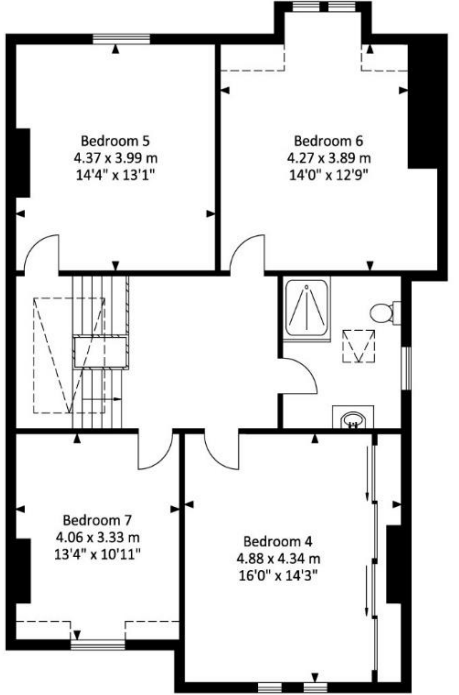
Approx. Gross Internal Area
3719 Sq.Ft - 345.49 Sq.M



Ground Floor



First Floor



Second 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.