



Westbury On Trym | Guide Price £795,000

leese & nagle 



# 20 Lampeter Road

Westbury On Trym,  
Bristol BS9 3QQ

- 4 Bedroom Family Home
- Semi Detached
- Central Westbury Location
- Proximity to Amenities and Canford Park
- Off Street Parking and Store
- Family Sized Rear Garden

A superb 4 bedroom semi-detached family home in a central Westbury location. With the village just around the corner as well as the ever-popular Canford Park, this property is sure to be a family favourite. Furthermore, there are a range of local schools, amenities, motorway and transport links.

The property is accessed to the front into a useful entrance porch. Heading into the welcoming entrance hall, this gives passage to the lounge, kitchen/living/dining area, understairs WC, stairwell to the first floor with understairs cupboard and a hard-wearing wooden flooring. The lounge is to the front benefitting the south aspect and attractive curved bay window with stain glassed window inset, Stovax wood burning stove, picture rail, wired in speakers, carpeted and wall lights. To the rear the property has been extended fantastically to create a family orientated open plan kitchen/living/dining area. The kitchen boasts a range of wall and base units, underlighters, worktops, Blanco sink/drainer with filtered tap, Neff 4 ring gas hob, Neff double oven, plumbing for dishwasher and space for fridge/freezer. To the rear is the dining area with Velux windows, windows overlooking the garden and bi-fold doors. The kitchen and dining area both enjoy underfloor heating. Off this space is an additional space that lends itself as a great family space with Velux window and window to front, wooden flooring and could also be used as a great study as it currently operates. Finally, there is a useful utility room with Velux window, built in units, worktop, stainless steel sink/drainer, plumbing for washing machine, wall mounted Vaillant gas combination boiler and a tiled flooring.







To the first floor, the landing provides access to 3 bedrooms, family bathroom, stairwell to the second floor and window to side. The front bedroom enjoys a curved bay window that enjoys the days sunshine, built in wardrobes, wall and ceiling lights and is carpeted. The rear bedroom has a large window that overlooks the garden, built in cupboard, picture rail and is carpeted. The remaining bedroom to this floor is a good single or a nice study with window to front, picture rail and is carpeted. The family bathroom is to the rear with obscured windows, bath, separate shower cubicle with Drench shower, low level WC, wash hand basin, extractor fan and a tiled floor with underfloor heating.

The second floor gives passage to the final bedroom with window to side. This bedroom enjoys a dual aspect with Velux to front and window to rear with elevated view, is well decorated with 3 storage areas into the eaves and a shower en-suite.

Outside, to the front there is off street parking for up to 2 cars that is laid to block paving and electric car charging point.

To the rear, is a fantastic family garden that has the patio immediately off the house and is largely laid to lawn with shrubs and trees. There is gated rear access that leads to Canford Lane which is very useful, providing access to the shops and easy access to Canford Park. Finally, there is a rear store with door to side and window to rear, power and lighting and sink with tap.

A fantastic family home that is ready to move into. Viewing highly recommended to avoid disappointment.



#### **Directions**

From our Stoke Lane office head right and continue through the traffic lights continuing on Stoke Lane. Take a left onto Lampeter Road and continue around the bend. The property is located on your right-hand side.

**Energy Performance Certificate**  
Rating D

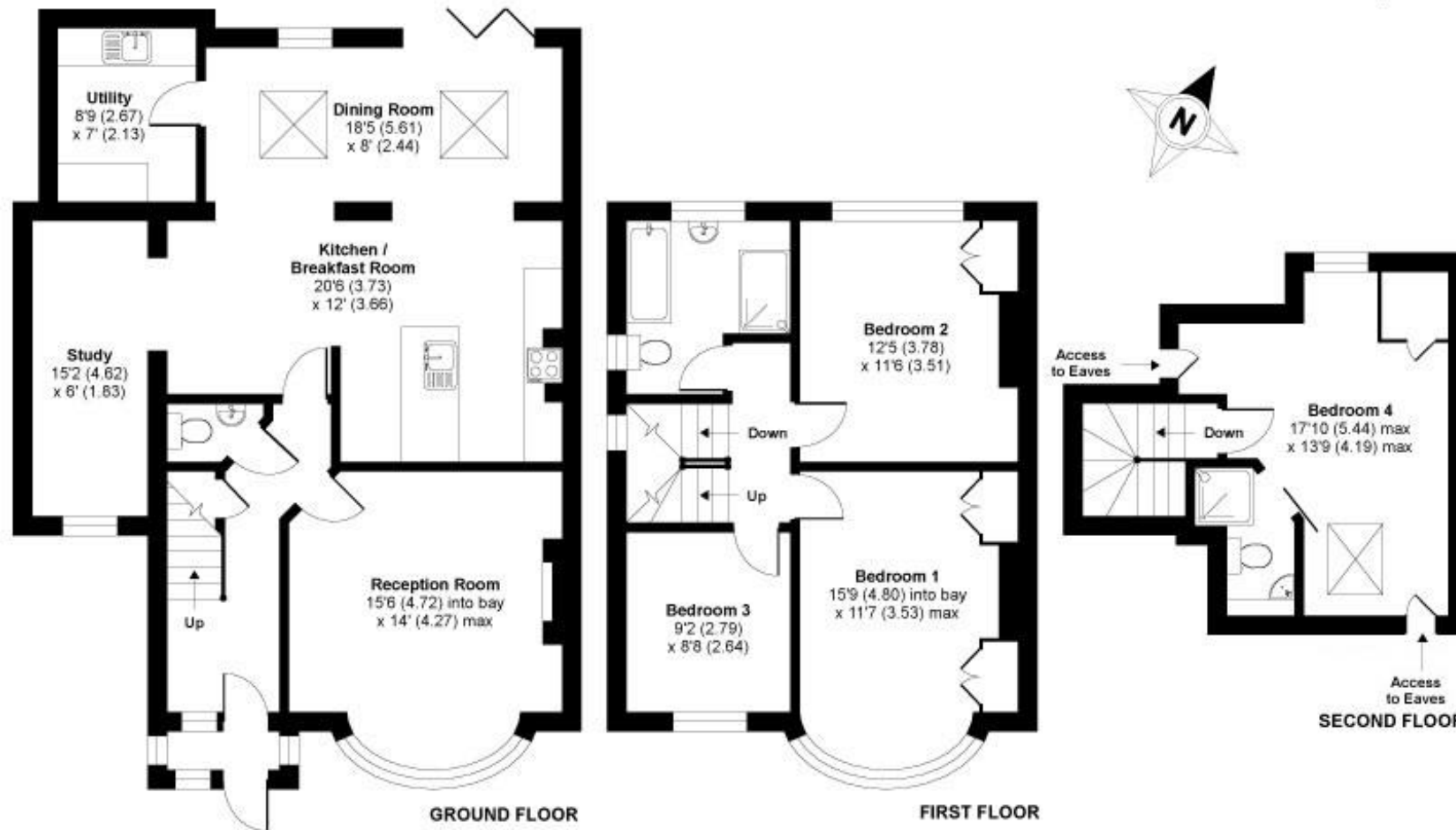




# Lampeter Road, Bristol, BS9

Approximate Area = 1699 sq ft / 157.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Leese & Nagle. REF: 911913 - Brochure



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