



Westbury on Trym | Guide Price £800,000

leese & nagle 

2 Downs Cote Gardens Westbury on Trym, Bristol BS9 3TT

- 1930's Semi-Detached Family Home
- 4 Bedrooms, 2 Reception Rooms
- Potential To Extend, Subject to Consents
- Quiet Cul-de-Sac Location
- Elmlea and Bristol Free School Catchment
- Sold with 'No Onward Chain'

We are delighted to offer this larger than average 1930's 4-bedroom semi-detached home, located in this highly desirable quiet cul-de-sac. Only a short walk from Stoke Lane shops, the house is primarily within the Elmlea School catchment area and walking distance from both Durdham Downs and also Canford Park. This home has the space to extend out to the rear and into the roof, all subject to obtaining planning consent. Even in its current size, the room sizes are larger than average for this design of house, which makes it ideal for families requiring more space.

The property has good kerb appeal and is approached via a pathway, along the side of the house. A door opens into an entrance lobby where there is an understairs storage cupboard and then a further door into a welcoming entrance hallway that provides access to all principal rooms and a staircase to upper floor. To the front of the house there is a light and airy sitting room with a semi-circular bay window with a pleasant outlook and a picture rail. To the rear is a good size family/dining room with a feature brick fireplace, plate rail, painted beams, original oak floor and French doors that overlooks the whole length of the garden. Also, to the rear is the kitchen/breakfast room with window to side, a good range of wall and base units, extensive worktops, stainless-steel double bowl sink, tiled splashbacks, built-in Neff stainless-steel oven, stainless-steel Neff gas hob with a stainless-steel Neff chimney hood. The kitchen provides space for a dishwasher, a larder fridge and shelving. There is a slate effect floor and LED track lighting. A door at the back opens, to the left, to a small utility area with plumbing for a washing machine, and, to a cloakroom on the right. An additional door provides access to the garden.





Upstairs on the first floor you will find a spacious landing, 4 bedrooms and a large family bathroom with a three-piece white suite. The primary bedroom has extensive fitted wall to wall wardrobe/cupboard units and bedroom 3 has a triple wardrobe.

Outside

To the front there is an attractive raised garden which is mainly laid to lawn with bordering attractive flowering plants and shrubs. Facing the house on the left there is the pathway that leads to the main entrance and to the right is a large brick paved driveway for off street parking. This leads to the integral garage with an internal measurement of 16'4 x 7'11 which has both power and light.

To the rear is a south-east facing garden, ideal for the active family and fully enclosed by timber fencing. There is a large patio by the house and this extends onto a predominantly lawned garden with two parallel pathways that extend nearly the full length. It is evident this garden has been a loved and well tended over many years, as there is a fabulous array of flowering plants, shrubs, and several maturing trees throughout. To the rear corner is a gravelled area which is ideal for catching the evening sun when out. A timber secure gate to the side of the house allows access to the front of the property.

This is a special family home that would suit a wide range of buyers. With both quality and charm this property is sure to be popular. Viewing highly recommended at first instance to avoid disappointment and is being sold with no onward chain.

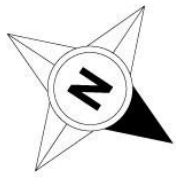


Directions

From our Stoke Lane office, turn right towards Westbury on Trym Village and take the second turning on your right-into Downs Cote Drive. Head up the road and the first turning on the right is Downs Cote Gardens. Number 2 will be found a little way up on the left hand side.

Energy Performance Certificate
Rating D

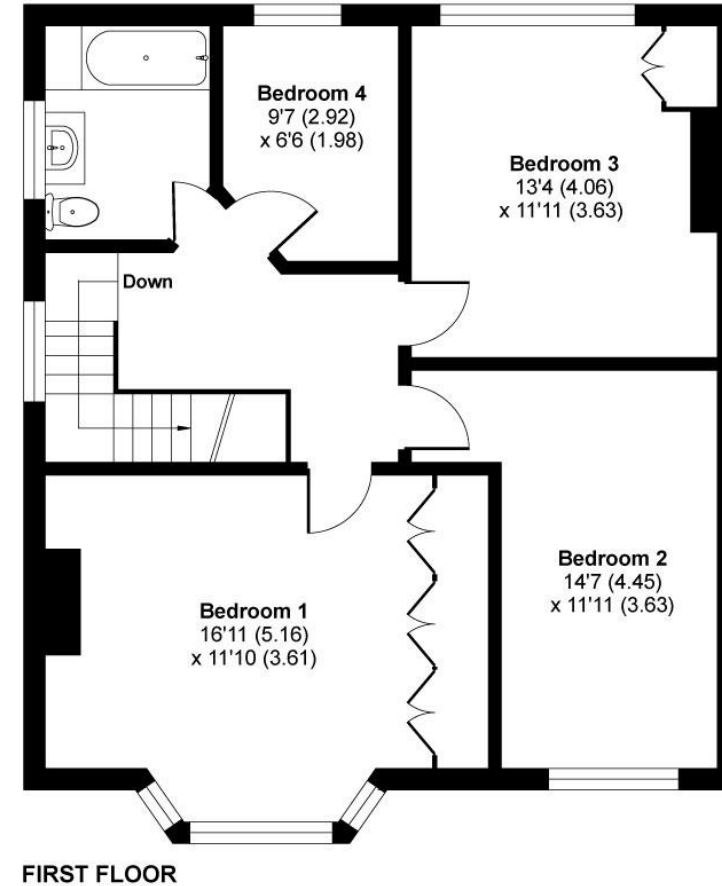
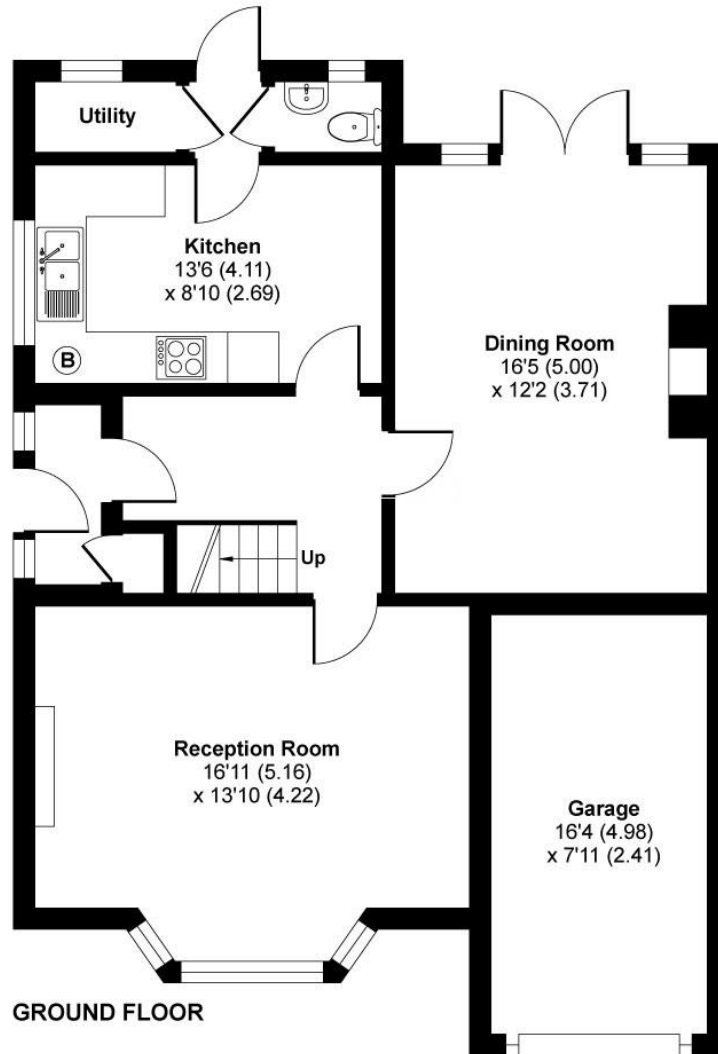




Downs Cote Gardens, Bristol, BS9

Approximate Area = 1612 sq ft / 149.7 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Leese & Nagle. REF: 1004432



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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