



Westbury On Trym | Guide Price £985,000

leese & nagle 

1 Downs Cote Drive

Westbury On Trym,
Bristol BS9 3TP

- Detached
- 4 Bedrooms
- Envious Corner Plot
- Access to Amenities
- Within Catchment to Elmlea and Bristol Free School
- Parking and Garage

A fantastic 4 bedroom detached family home that is wonderfully positioned with convenient access to a range of amenities and excellent schools including Elmlea and the Bristol Free School. Offering great versatility this property is sure to appeal to a range of buyers whether it be a downsizer looking for a manageable house over two floors or for families looking to upgrade in an area that they know and would love to make their long-term home.

The property is accessed via a vestibule into a welcoming entrance hall with some beautiful original features including wooden panelling, plate rail and original wooden flooring. The hall gives passage to the lounge, dining room, kitchen and stairwell to the first floor as well as useful understairs storage, perfect for coats and shoes. The lounge is to the front with large bay window and a view over the front garden, wood burner with surround, coving and picture rail. To the rear is the formal dining room that connects to the garden via door and windows, a striking fireplace that is the centrepiece of the room with picturesque stained-glass windows above and wood burner, wooden flooring, coving and picture rail. The next room is the kitchen with door and windows to garden, a range of wall and base units and breakfast bar, wooden worktops, 5 ring gas hob with stainless steel cookerhood, built in oven, stainless steel sink/drainers, integrated dishwasher and space for fridge, there is a low-level freezer integrated. Off the kitchen is a useful additional reception room with French doors onto garden and could be used as a great playroom or snug with wooden flooring and coving. The final area to the ground floor is the utility area with door to front, storage beneath the stairwell, wall and base units, worktop, stainless steel sink/drainers and passage to the downstairs WC.





To the first floor, the landing gives access to the bedrooms, family bathroom as well as loft hatch and large feature-stained glass window to side. Bedroom 1 is to the rear of the house with window that oversees the garden, built in wardrobes, coving and en-suite to the front with obscured window, shower cubicle, low level WC, wash hand basin, heated towel rail and extractor fan. Bedroom 2 is to the front with large bay window and some great views and coving. Bedroom 3 is an ample double bedroom with view over the garden, coving and airing cupboard housing Worcester gas combination boiler. Bedroom 4 is to the front and would lend itself as a great children's bedroom or perfect study getting light throughout the day and afternoon. The family bathroom has obscured window to rear and comprises bath, separate shower cubicle with Mira electric shower, low level WC and wash hand basin.

Outside, to the front, there is a lovely garden mainly laid to lawn with mature shrubs and trees, stone and brick wall to surround as well as access to the house and side. The front garden is certainly an area that you can use and it would enjoy the westerly sun as the day winds down.

To the rear, the garden is enclosed with areas of patio and lawn. It is a real lifestyle area, perfect for entertaining and family time with a space to the end of the garden that is private and lends itself as a barbecue space for all to enjoy. Finally, there are attractive shrubs and trees.

The garage is detached with up and over door to front, door to garden as well as power and light and measures 16'10 x 13'4. In front of the garage is off street parking.

Properties like this are extremely rare to the market. Viewing highly recommended to avoid disappointment.



Directions

From our Stoke Lane office, turn right towards Westbury Village and take the second turning on your right-hand side onto Downs Cote Drive. The house is positioned on the corner of Downs Cote Drive and Stoke Lane.

Energy Performance Certificate
Rating D





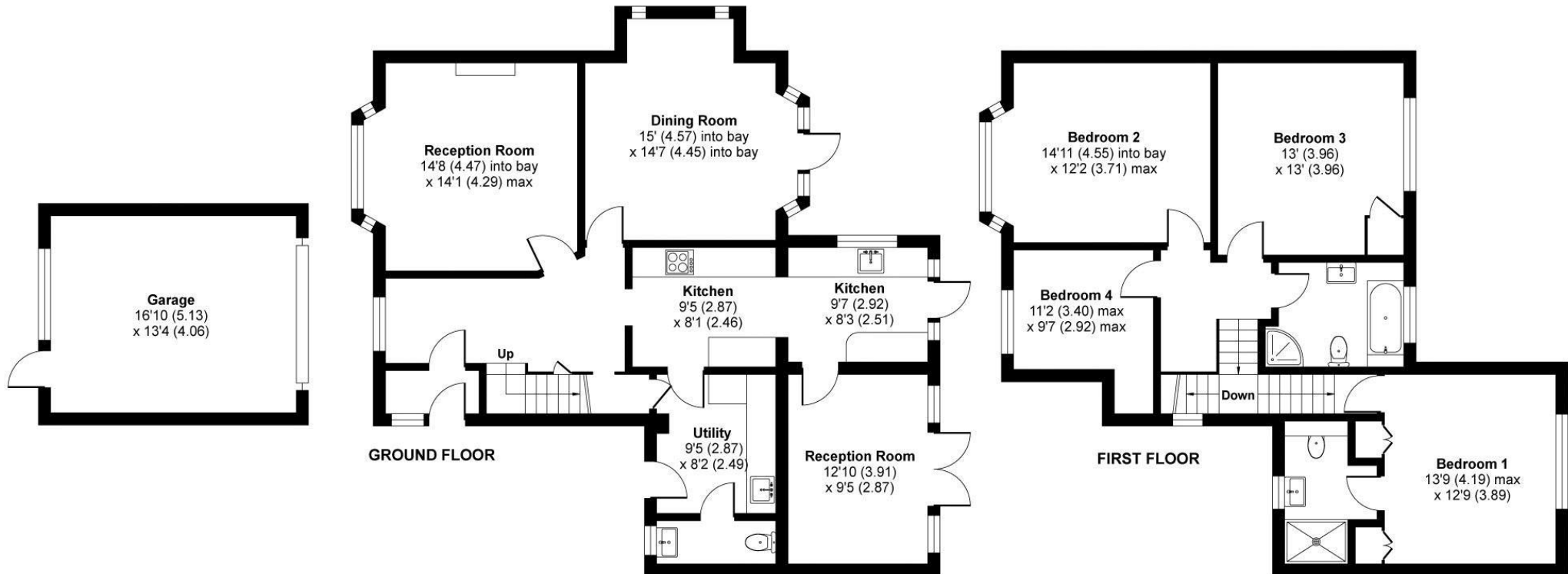
Downs Cote Drive, Bristol, BS9

Approximate Area = 1827 sq ft / 169.8 sq m

Garage = 224 sq ft / 20.8 sq m

Total = 2051 sq ft / 190.5 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 2023. Produced for Leese & Nagle. REF: 956975



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.



Westbury-on-Trym Office
125 Stoke Lane,
Westbury-on-Trym,
Bristol, BS9 3RW
T 0117 962 2299
wot@leeseandnagle.co.uk
leeseandnagle.co.uk