



| Westbury On Trym |

Guide Price £545,000

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5 College Road, Westbury-on-Trym, Bristol, BS9 3EJ

- 3 Bedrooms
- Victorian Terrace
- Central Westbury Location
- Immaculately Presented
- Southerly Facing Rear Garden

A fantastic period property in the heart of Westbury Village with so much to offer. The property has been thoughtfully redesigned by its current owners to provide modern, contemporary living within a character property. In brief, the property offers wonderful open plan living to the ground floor with a useful utility area and downstairs WC, 3 bedrooms (primary bedroom with en-suite), family bathroom and a well-proportioned southerly rear garden. This property is sure to attract a range of buyers.

The property is accessed the front into entrance hall. This gives passage to the open plan living room and stairwell to the first floor. The living space is wonderful for day to day living, it is light and airy with a hard-wearing engineered wooden floor. The lounge is to the front with window that benefits bespoke shutters, wood burner with attractive surround, built in storage and shelving. The kitchen/diner is to rear and is beautifully designed and fitted. The kitchen boasts a range of wall and base units, Quartz worktops, porcelain sink, integrated appliances including induction hob with built in extractor, electric oven, microwave and dishwasher. There is a large peninsula perfect for casual dining, French doors that lead to rear garden and finally there is a cupboard that goes beneath the stairs as well as built in pantry cupboard with shelves and work surface. There is enough space for a well-proportioned table and chairs. Finally, to the rear is a useful utility room with window to rear, additional storage, wall mounted gas combination boiler, plumbing for washing machine, space for tumble dryer and access to the downstairs WC.





To the first floor, the landing gives access to the bedrooms and family bathroom. Bedroom 1 is to the front with window and bespoke shutters, is beautifully decorated and has carpet flooring. The en-suite has a shower cubicle, low level WC, wash hand basin and a heated towel rail as well as extractor fan. Bedroom 2 has window that overlooks the garden and has carpet flooring. Bedroom 3 has one step down, window to side and skylight and can operate as a lovely bedroom or excellent study depending on how you require the space and is carpeted. The family bathroom has bath with attachments, shower cubicle, low level WC, wash hand basin and lovely wooden surround.

Outside, to the front, there is a low-level brick wall, a low maintenance space with a couple of shrubs and shed.

To the rear, is a beautiful, enclosed southerly facing garden. Off the house is a patio area, perfectly private and a great space for a table and chairs to enjoy. Up the way you enter the main garden that is laid mainly to lawn with various shrubs and plants. At the end of the garden is an area laid to stone chippings and a shed in the far corner.

A wonderful property that is not to be missed. Viewing highly recommended to avoid disappointment.



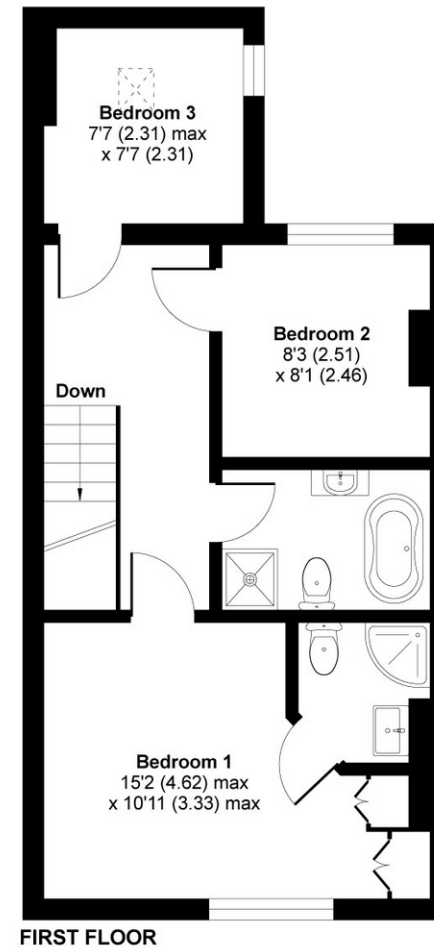
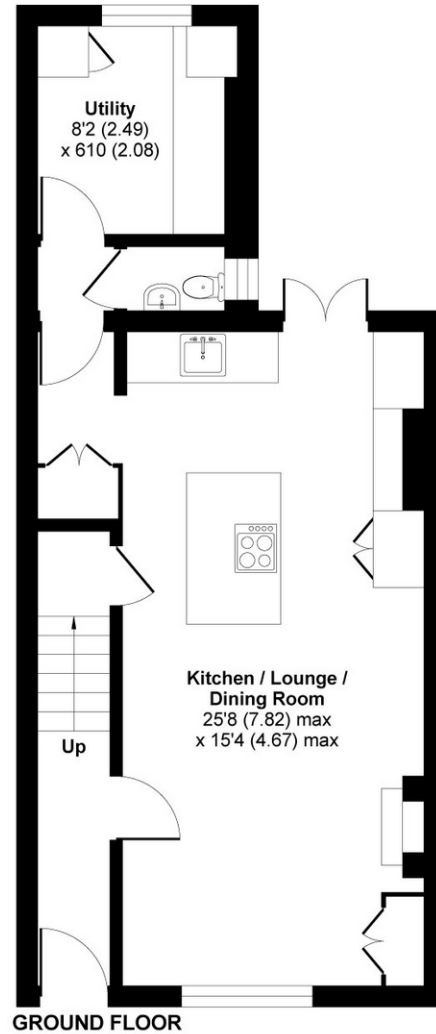
Energy Performance Certificate
Rating D



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Approximate Area = 939 sq ft / 87.2 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). © n/checom 2024. Produced for Leese & Nagle. REF: 1134490



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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