



| Downs Road | Guide Price £985,000

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# 5 Downs Road, Westbury On Trym Bristol, BS9 3TX

- Semi Detached
- 4 Double Bedrooms
- Beautiful Elevated Views
- No Onward Chain
- Westerly Facing Garden
- Off Street Parking and Garage

A fantastic 4 double bedroom, semi-detached family home in an excellent location. With great living spaces, 4 double bedrooms (one with en-suite), family bathroom, some stunning elevated views, off street parking, garage and garden this house has much to offer. Sold with no onward chain.

The property is accessed to the front into a useful entrance porch, perfect for shoes and coats. Into the main entrance hall, this has a great sense of space with its high ceiling, access to the lounge, the kitchen/diner, downstairs WC, stairwell to the first floor and some useful storage cupboards as well as a hard-wearing tiled floor. The lounge is to the front with bay window, original features such as coving, picture rail and ceiling rose, fireplace with surround and a hard-wearing flooring. To the rear of the house is the large open plan kitchen/diner that lends itself as a great family/entertaining space. The kitchen comprises a range of wall and base units, granite worktop with splashback, a number of integrated appliances including; Bosch induction hob and double oven, Neff dishwasher, and AEG fridge/freezer and wine cooler. Furthermore, there are a number of windows and doors leading to the rear garden, a breakfast bar and Karndean flooring. This area offers great versatility and space.







To the first floor, the landing gives passage to 3 of the bedrooms, as well as the family bathroom, stairwell to the second floor and window to the side. The main bedroom is to the front with large bay window, coving, picture rail and is carpeted. The shower en-suite has an obscured window to the front, shower cubicle, low level WC, wash hand basin with vanity unit and heated towel rail. Furthermore, there is a walk-in wardrobe area with built in storage. The other bedrooms to this floor are also large doubles with stunning elevated views over North Bristol and are light and spacious. The family bathroom has window to side, bath with shower over, low level WC, wash hand basin and is partly tiled.

To the second floor, there is the final double bedroom with skylight to the front and a window looking out to the rear, again enjoying those beautiful views over BS9. This room provides great built-in storage and a shower en-suite comprising shower cubicle, low level WC, wash hand basin and is partly tiled.

Outside, to the front, there is a low-level brick wall with several shrubs. Then there is off street parking with a driveway laid to brick paving with access to the garage via up and over door. The garage measures 18'2 x 9'10 with power and lighting with double doors to the rear which acts as useful side access.

To the rear, there are areas for all to enjoy. Firstly, a raised patio area off the house that enjoys the late evening sun for those 'al fresco' moments. The lower tier is laid to lawn and is fully enclosed with mature shrubs and an additional patio area.



**Energy Performance Certificate  
Rating E**



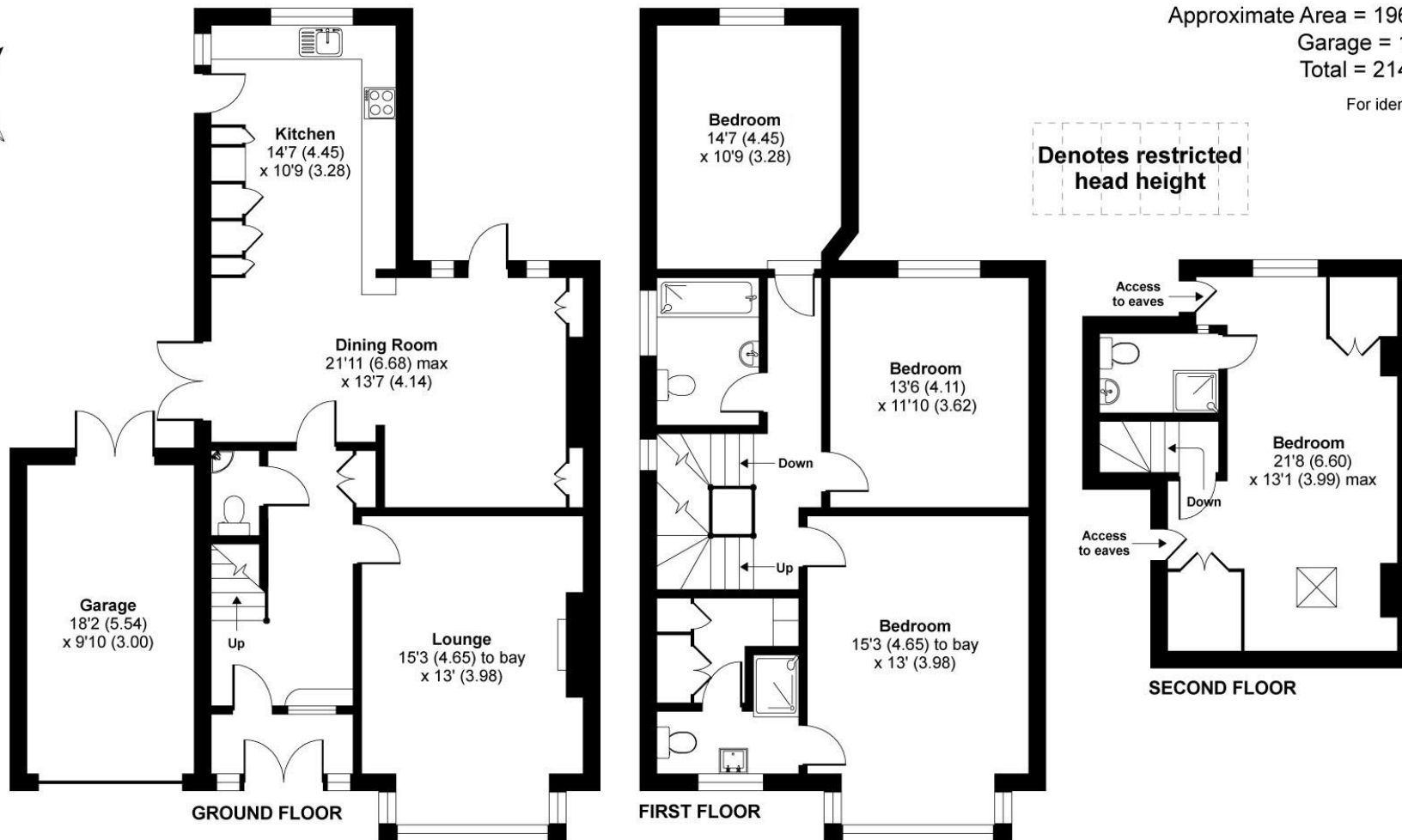
# Downs Road, Bristol, BS9

Approximate Area = 1963 sq ft / 182.3 sq m

Garage = 178 sq ft / 16.5 sq m

Total = 2141 sq ft / 198.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Leese & Nagle. REF: 1242979

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