



| West Parade |

Guide Price £450,000

leese
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43 West Parade, Sea Mills Bristol, BS9 2LA

- 4 Bedrooms
- Semi Detached
- Well Presented
- Off Street Parking
- West Facing Rear Garden

A fantastic 4 bedroom semi-detached family home that has been much loved. The property offers great living spaces, well-proportioned bedrooms, bathrooms, off street parking and garden. It's well positioned with great transport links as well as bus routes and access to Sea Mills train station.

The property is accessed to the front into an entrance hall that gives passage to the lounge, dining area/family room, stairwell to the first floor and has a built-in cupboard. The sitting room enjoys a dual aspect with window to the front and French doors to the rear, its neutral in decor with coving and is carpeted. The dining/family room is to the other side of the hall, with windows to the front, again well-presented with coving and Karndean flooring that runs through this room and the entrance hall. It's a lovely family room to enjoy. The kitchen is to the rear with window, a range of wall and base units, worktop with a tiled splashback, stainless steel sink/drain, hob, built in oven, integrated dishwasher, plumbing for washing machine, space for tumble dryer. Finally, there is a useful storage cupboard that goes beneath the stairs and downstairs WC as well as access to the rear garden.





To the first floor, the landing is light and airy with access to the bedrooms as well as family bathroom and has built in storage. Bedroom 1 has window to the front with an elevated view, coving, is carpeted and benefits a shower en-suite. Bedroom 2 is also to the front with a similar view, coving, is carpeted and lovely built-in wardrobes. Bedroom 3 is a good size with window to rear, coving and is carpeted. Bedroom 4 currently operates as a study or could be a single room or a nursery. The family bathroom has an obscured window to rear, bath with shower over, low level WC, wash hand basin, is partly tiled and has a heated towel rail.

Outside, to the front, there is off parking for up to 2 cars. Close to the house there is a front garden with a low-level fence, laid to lawn with some shrubs and to the left of the house is a beautiful Magnolia tree.

To the rear, there is a garden that is initially laid to patio and then to lawn. Towards the end of the garden is a useful shed area. Being that the garden is westerly in its orientation, then it would benefit the afternoon/evening sunshine. Finally, there is side access around the way.

A fantastic family home. Viewing advised to avoid disappointment.



Energy Performance Certificate
Rating C



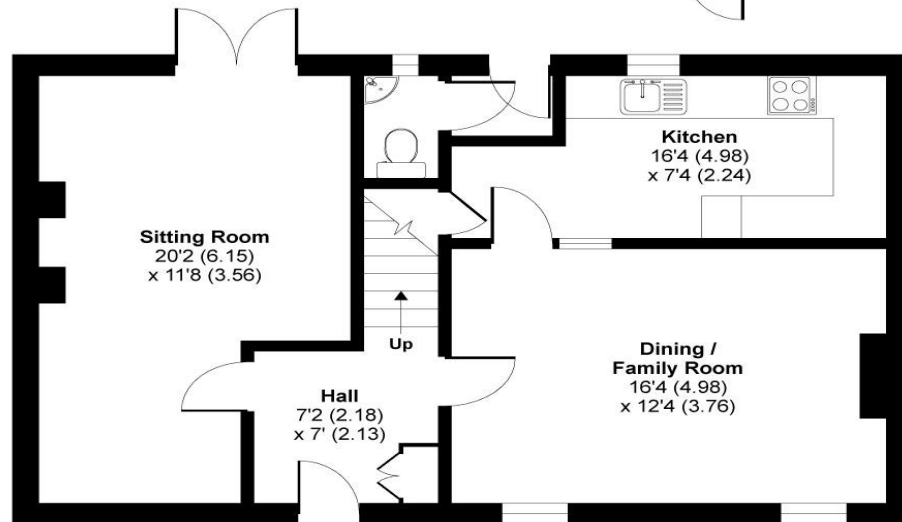
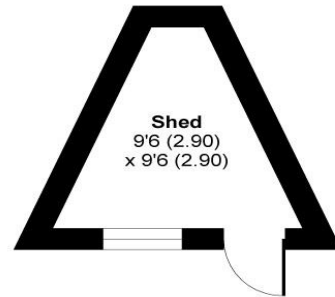
West Parade, Bristol, BS9

Approximate Area = 1296 sq ft / 120.4 sq

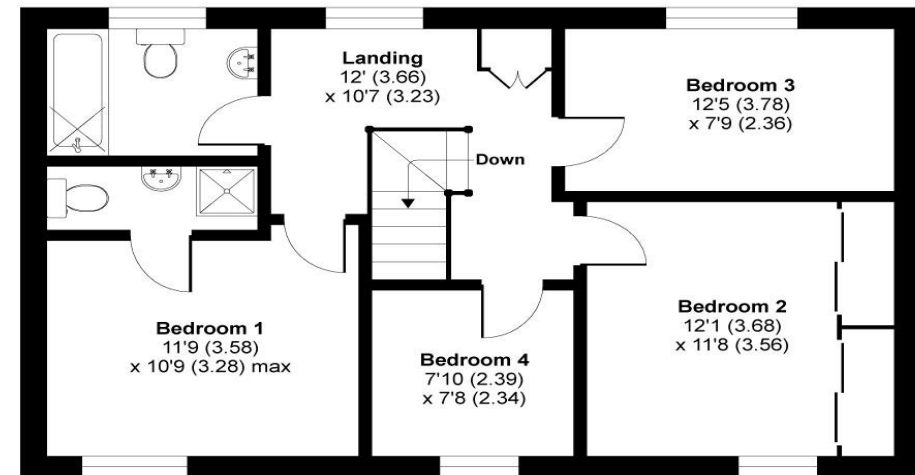
Shed = 54 sq ft / 5 sq m

Total = 1350 sq ft / 125.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Leese & Nagle. REF: 1205649



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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