



| Westbury On Trym |

Guide Price £895,000

leese & nagle 

# 10 Westbury Court Road, Westbury on Trym, Bristol, BS9 3BU

- 4 Bedrooms
- 1930's Semi Detached
- Immaculately Presented
- Open Plan Living
- Landscaped South Facing Garden
- Central Westbury Village

An immaculately presented 4 bedroom semi detached family home. In brief, the property offers wonderful living spaces to the ground floor, 4 bedrooms (the principal bedroom with ensuite), family bathroom, beautiful south facing, landscaped garden as well as off street parking and store. A superb family home that is ready to move straight into.

The property is accessed to the front into a useful porch. Into the entrance hall this gives passage to the lounge, kitchen/diner, stairwell to the first floor with built in storage beneath (as well as cupboard housing the gas Vaillant boiler) and a hard-wearing engineered wooden flooring. The lounge is to the front with curved bay window and attractive shutters, log burner, built in cupboard/shelving into the alcoves and is carpeted. The rear of the property has been extended and opened up beautifully. This space now acts as the 'hub' of the house and is the epitome of modern living allowing for people that love to entertain as well as excellent day to day living. The kitchen boasts a range of wall and base units, tiled splashback, stainless steel sink, Quartz worktops, a range of built in appliances including; induction hob, dual oven, fridge, freezer, dishwasher and dual zone wine cooler. There is a large island with space for bar stools under. The living/dining area is light and airy, with a south orientation, sliding patio doors and a large lantern window. The area benefits a tiled flooring with underfloor heating throughout. Just off the kitchen is the utility room which has a remote-controlled Velux window, additional wall and base units, plumbing for washing machine, space for tumble dryer, tiled flooring, access to downstairs WC and door into garage/store. The final room to the ground floor is currently arranged as a playroom with door to rear, remote controlled Velux and a tiled floor. This room could easily lend itself as a home office space or family room.





To the first floor, the landing provides access to three of the bedrooms and the family bathroom as well as stairwell to the second floor. The front bedroom has curved bay window with customised shutters, built-in wardrobes and is carpeted. The rear bedroom has a great view over the garden with shutters, built-in wardrobe as well shelving into the alcove and is carpeted. The final bedroom to this floor is a good single bedroom with window to the front (again with shutters), and is carpeted. It could also operate as a good study or nursery room. The family bathroom has obscured window to side and comprises bath with separate shower cubicle, low level WC, wash hand basin with vanity unit, heated mirror, heated towel rail and underfloor heating.

To the second floor, the loft has been converted with great thought and consideration. You initially enter into the bedroom which is ample in size and great height ceilings. The view to the rear is elevated with a Juliet balcony to the rear and is carpeted. The shower en-suite has window to rear, shower cubicle, low level WC, wash hand basin with vanity unit, heated mirror, heated towel rail and underfloor heating. To the front of the property is a walk-in wardrobe area with skylights, built-in wardrobes and shelving as well as access into the eaves and shoe cupboard.

Outside, to the front there is off street parking for up to 2 cars with a low-level wall and access to the garage/store via electric roller door and benefits power and lighting.

To the rear, the garden has been tastefully landscaped and enjoys a south orientation. This is excellent for keen gardeners or those who enjoy the sunshine during the summer months. Initially, from the house is a raised patio area, perfectly sized for an outside, family dining area. Down several steps and you reach the main garden that is enclosed and is mainly laid to lawn with various shrubs and trees.



**Energy Performance Certificate  
Rating C**



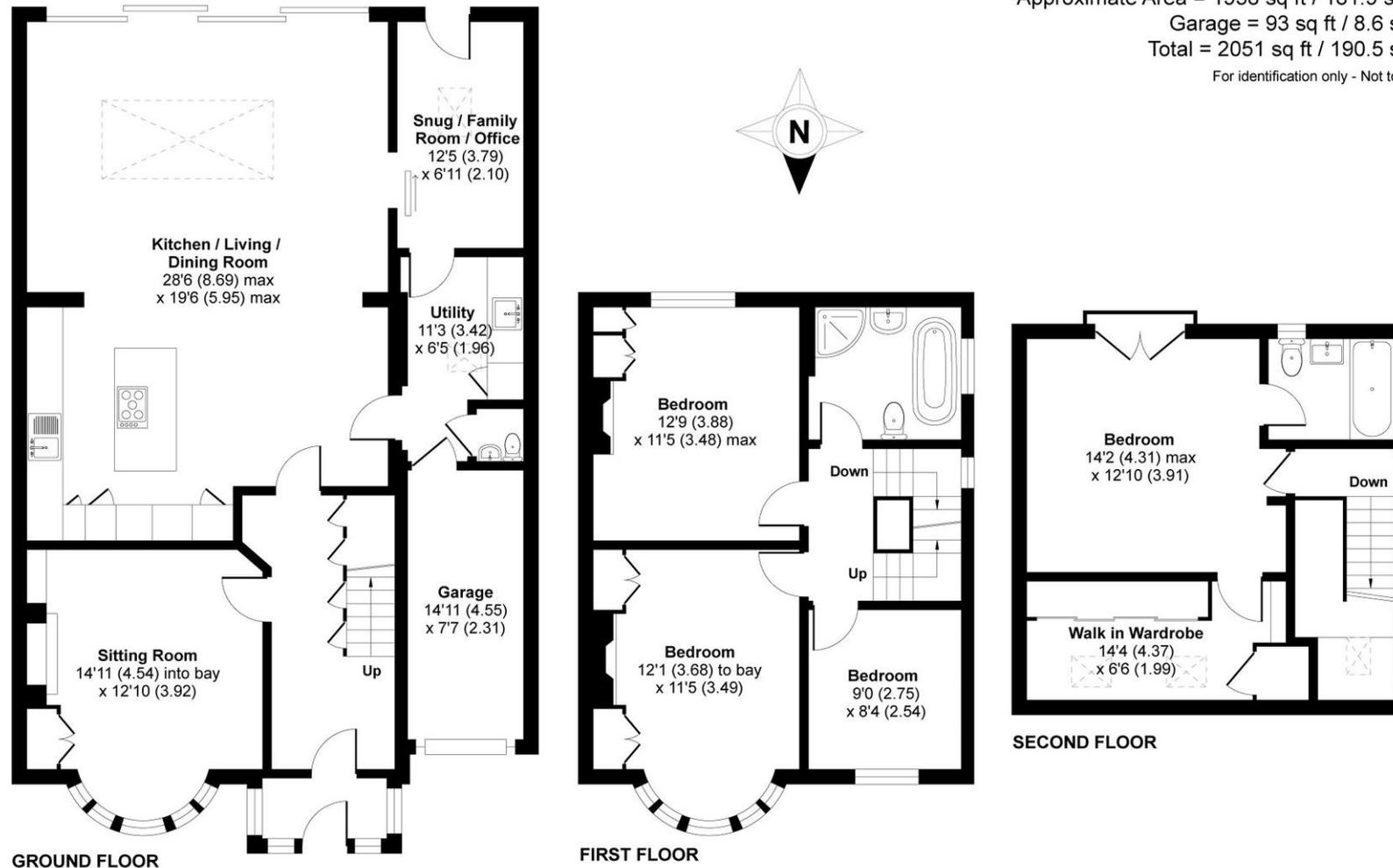
# Westbury Court Road, Bristol, BS9

Approximate Area = 1958 sq ft / 181.9 sq m

Garage = 93 sq ft / 8.6 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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Leese & Nagle. REF: 1277803



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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