



Westbury-on-Trym | Guide Price £825,000

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43 Stoke Grove, Westbury-on-Trym, Bristol, BS9 3SD

- 4 Bedrooms
- 1930s Semi-Detached Family Home
- No Onward Chain
- Fantastic South-Facing Rear Garden
- Off-Street Parking and Garage
- Excellent Local Schooling

A fantastic 4-bedroom family home positioned on a highly sought-after road in Westbury on Trym. The property offers great living spaces, 4 bedrooms, family bathroom, beautiful south-facing rear garden, parking, garage and is within catchment of excellent local schools.

The property is accessed to the front into a useful porch which then enters the hallway via front door flanked by leaded windows into a hallway with original decorative plate rail. The hallway provides access to the reception rooms, downstairs WC, as well as stairwell to the first floor. The lounge is to the front with bay window, fireplace with surround, coving and is carpeted. The reception room to the rear has bay window with door to the garden, fireplace with carved wood surround, coving and carpeted. Next is the breakfast room with window to the side, coving, original bell call box and is carpeted. The kitchen is to the rear with window overseeing the garden, door to side, base units, worktop with a tiled splashback, stainless steel sink/drainer, space for oven and plumbing for washing machine.





To the first floor, the landing provides access to the bedrooms as well as the family bathroom and loft hatch. The bedrooms are well-proportioned and enjoy pleasant outlooks. Bedrooms 1 and 2 benefit from built-in wardrobes and the back bedroom has the cupboard that hosts the wall-mounted gas boiler. The family bathroom has obscured window to the side, bath with shower over, low level WC, wash hand basin, heated towel rail and is partly tiled.

Outside, to the front there is a driveway offering off street parking. The front garden has low-level picket fencing and is mainly laid to lawn with a shrub border.

To the rear, there is a beautiful garden that is approximately 80ft in length and enjoys a south-westerly orientation. Immediately off the house, there is a patio area perfect for a table and chairs which is quite private. The majority of the garden is laid to lawn with various established shrubs and trees providing definition and interest. Having been so well maintained it is a perfect space for those who are keen gardeners or enjoy the sun during the summer months. The garage is detached with a pitched roof and has an up and over door to the front. There is a wrought iron gate providing side access.

Other properties in the road have extended to the rear and into the loft. This would be possible subject to the usual permissions offering further scope and potential.

The roof for the property was replaced in 2023.



Energy Performance Certificate
Rating D



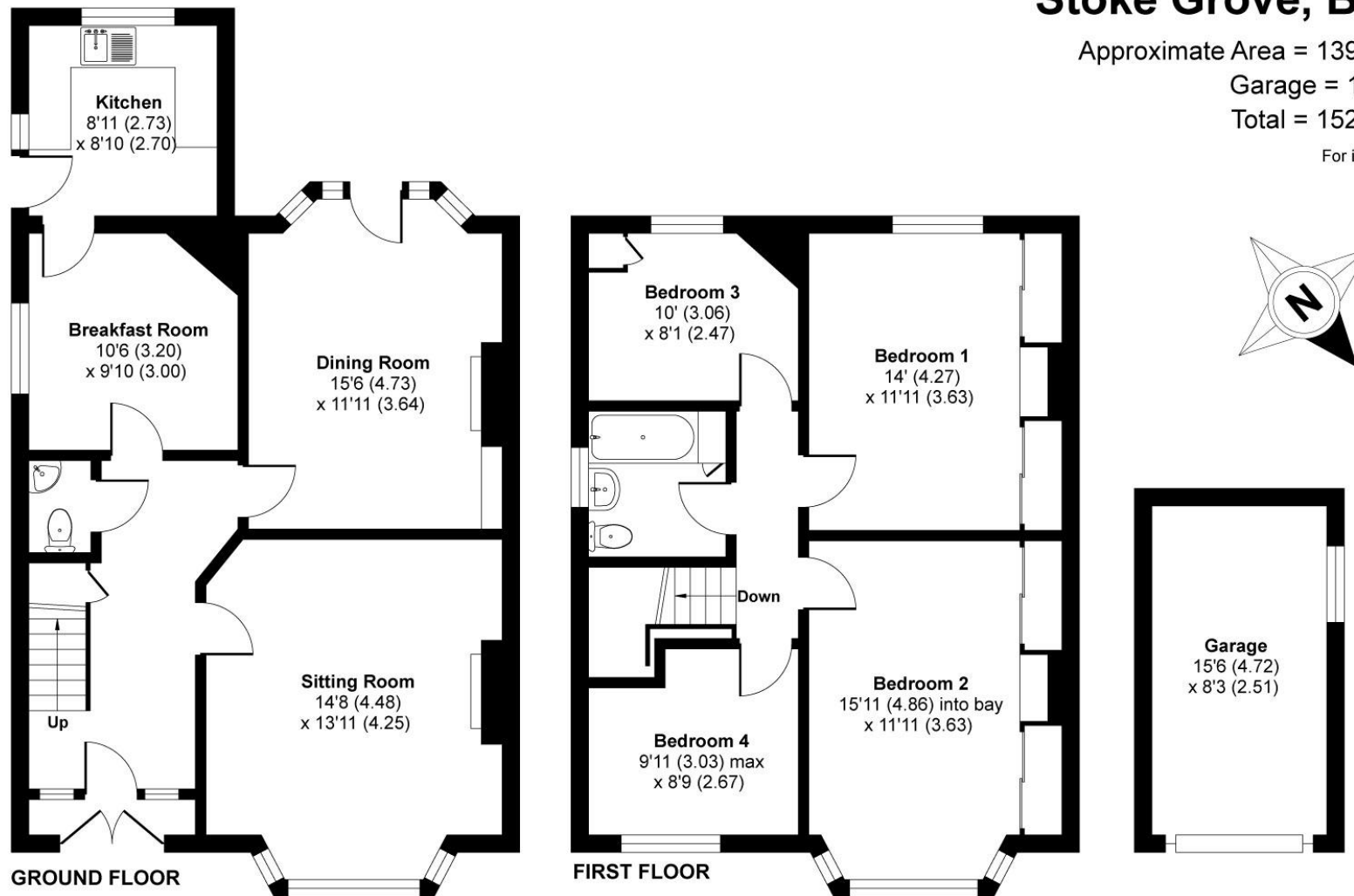
Stoke Grove, Bristol, BS9

Approximate Area = 1392 sq ft / 129.3 sq m

Garage = 128 sq ft / 11.8 sq m

Total = 1520 sq ft / 141.1 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). © nitchecom 2025. Produced for Leese & Nagle. REF: 1296620



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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