



| Westbury on Trym | Guide Price £835,000

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1 Falcondale Road, Bristol, BS9 3JS

- 4 Bedrooms
- Detached
- Beautifully Presented
- Close to Local Schools
- Superb Living Spaces

A superb 4 bedroom detached family home, ideally situated between the sought-after areas of Westbury-on-Trym and Henleaze.

This beautifully presented property offers generous living spaces, well-proportioned bedrooms, modern fittings, elevated views, landscaped garden and off-street parking.

Accessed via a side entrance, you are welcomed into a spacious hallway featuring elegant panelling and stylish Herringbone wooden flooring, which flows through most of the ground floor. From here, you can access the main living areas, sun room, downstairs WC, and the staircase to the first floor, complete with an understairs cupboard.

At the heart of the home is a thoughtfully designed and extended open-plan living space, perfect for modern family living. The contemporary kitchen features a range of wall and base units, Quartz worktops, a large kitchen island with breakfast bar and built-in wine cooler, space for a range cooker, integrated oven/microwave, integrated dishwasher, and plumbing for an American-style fridge/freezer. A large porcelain sink with an instant boiling water tap completes this highly functional space.

Discreetly tucked away behind a secret door is the utility room, offering additional storage, a porcelain sink, plumbing for a washing machine and tumble dryer, and a wall-mounted gas combination boiler.

Adjacent to the kitchen is the light-filled dining area, with a large skylight and French doors that open onto the rear garden. Windows on multiple sides ensure a bright and airy feel, enhanced by underfloor heating.





To the front of the property is a stylish lounge with a connecting door to the sun room. Features include coving, panelling, and Herringbone flooring. There is also a second reception room, ideal as a family room or snug, with windows to the front and rear, French doors leading to a side garden, a log burner for cosy winter evenings, and the same refined finishes throughout.

The sun room itself offers a peaceful, separate space with excellent natural light, ideal as a home office or study.

Upstairs, the landing leads to four bedrooms, the family bathroom, and loft access. The three larger double bedrooms are positioned at the front of the house and enjoy stunning elevated views over Westbury-on-Trym, reaching as far as Blaise Castle.

Bedroom 1 benefits from a modern en-suite shower room with a walk-in shower, low-level WC, and vanity unit with wash basin. The room is fully tiled for a sleek, contemporary finish. Bedroom 2 includes large fitted wardrobes. Bedroom 4, located at the rear, is beautifully presented with built-in deep cupboards and a picture rail.

The family bathroom features an obscured window to the rear, a bathtub, a separate shower cubicle, low-level WC, and a vanity unit with wash basin. The room is partly tiled for easy maintenance.

The front of the property is elevated and tiered, mainly laid to stone chippings and paving—perfect for catching the evening sun with its westerly aspect. Steps lead down to the road.

To the side, a private courtyard patio offers a quiet, low-maintenance outdoor space.

At the rear, the landscaped garden is level and laid with artificial grass, making it usable year-round. It includes raised beds, outdoor lighting, and a driveway providing off-street parking. Rear access is via a private lane (shared between 2 houses) off Westbury Road.



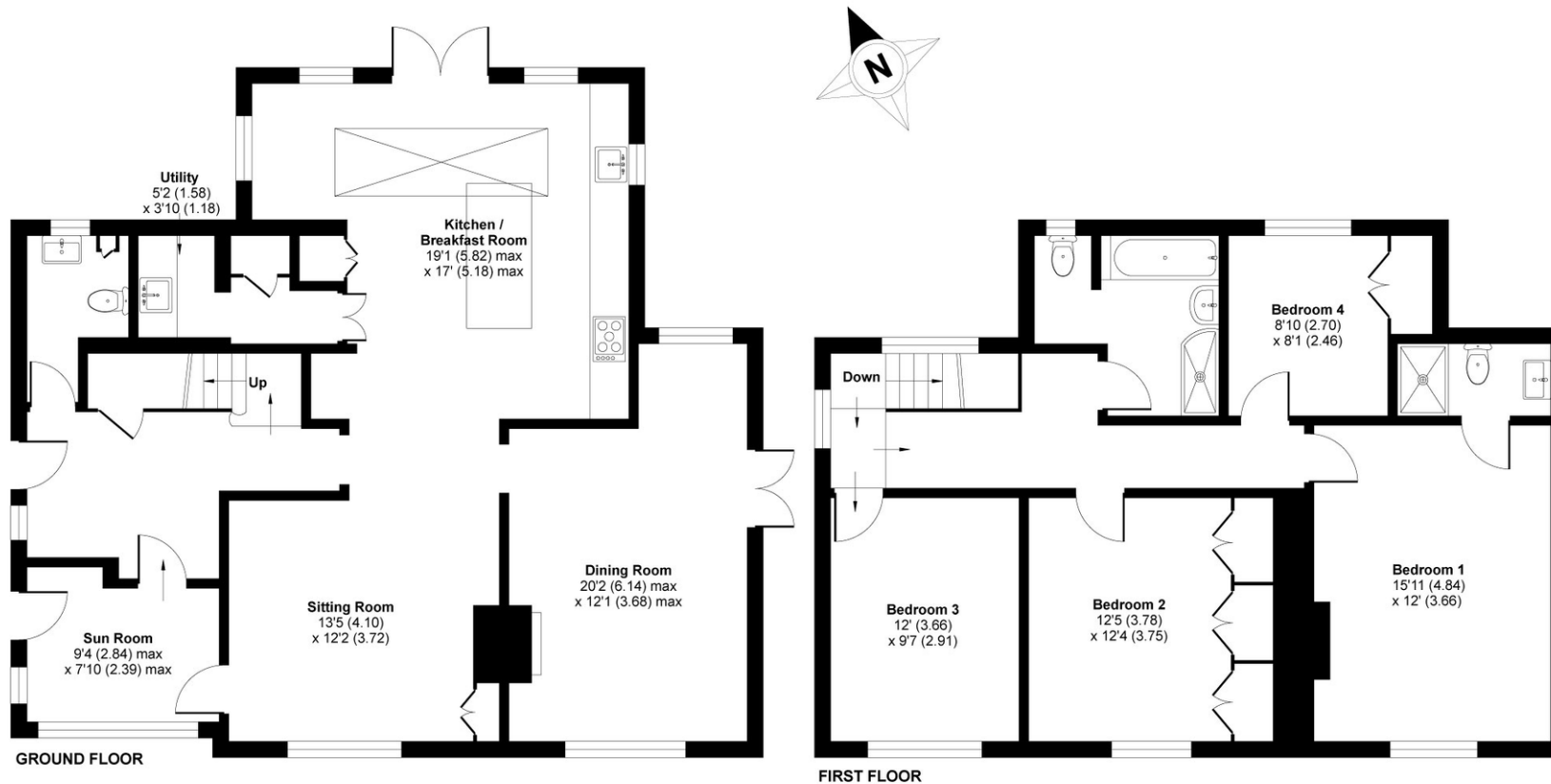
**Energy Performance Certificate
Rating C**



Falcondale Road, Bristol, BS9

Approximate Area = 1881 sq ft / 174.7 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: 1349428



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