



MAGGS
& ALLEN

45 SHIPLEY ROAD
WESTBURY ON TRYM, BRISTOL, BS9 3HR
£725,000

A sizeable, four-bedroom family home located within a quiet pocket of Westbury-on-Trym. Built in 1929, the property boasts generous room proportions, high ceilings, ample parking and a well-sized rear garden. Offered to the market with no onward chain.

Approach

From Shipley Road, the property is entered via a large, block-paved driveway providing off-street parking for multiple vehicles, which in turn leads to the detached garage and side gate to the rear garden,

Adjacent to the driveway is an area of lawn, bordered to the front by a mature hedgerow which provides privacy from passers-by.

Ground Floor

The front door opens into an enclosed vestibule, which in turn opens to a wide entrance hall, providing access to the ground floor WC, staircase and the principal rooms.

The front reception room is a generous size and features high ceilings, cornicing, a gas fireplace and a large, square bay window allowing for natural light to flood the space. Behind this, sits a similarly-sized, second reception room which flows through to a sunny conservatory, providing views over the rear garden.

At the end of the entrance hall, you will find a breakfast room with a side window, which follows through to the kitchen; a dual-aspect room comprising a range of wall and base-mounted units with space for appliances.

First Floor

To the first floor, the landing provides access to the bedrooms and family shower room, as well as a spacious loft offering potential for conversion.

The main bedroom is a generous double, and provides built-in wardrobe space and a large bay window to front. The second bedroom is another large double and also benefits from built-in wardrobes and a window overlooking the rear garden. Bedroom Three is positioned at the rear of the house, and Bedroom Four sits at the front, and would make an excellent home office or study.

Completing the second floor is a family shower room, encompassing a toilet, sink, bidet and corner shower unit.

Rear Garden

Benefiting from afternoon and evening sun, the garden is primarily laid to lawn, with thoughtfully-arranged patio and raised decking areas, ideal for entertaining. Bordered to its rear and side perimeter by tall hedgerows, the outside space offers a private feel.



Location

Westbury-on-Trym is a village on the outskirts of Bristol city centre dating back over a 1000 years. Named after the River Trym running through it, with a strong community feel, centred around The Holy Trinity Church. At the heart of the village is a war memorial where the three main shopping streets converge. The village boasts a good selection of local independent shops as well as cafes, banks, restaurants and family friendly pubs.

The village is ideally suited to the needs of growing families offering excellent local schools including Westbury-on-Trym Church of England Academy, Elmlea Infant School, Elmlea Junior School and Bristol Free School. The jewel in its crown has to be the ever-popular Canford Park - a family friendly recreational space with playground, tennis courts, football pitches and a bowling green.

Well-known for its 1930s architecture and well-sized gardens, Westbury-on-Trym is a stones-throw from open green spaces of The Downs, just 3 miles from the city centre and providing excellent public transport and easy access to the motorway network and Cribbs Causeway shopping centre.

Schools

Westbury-On-Trym Church of England Academy - 0.16 miles

Bristol Free School - 0.19 miles

Redmaids' High School - 0.47 miles

Badocks Wood E-ACT Academy - 0.43 miles

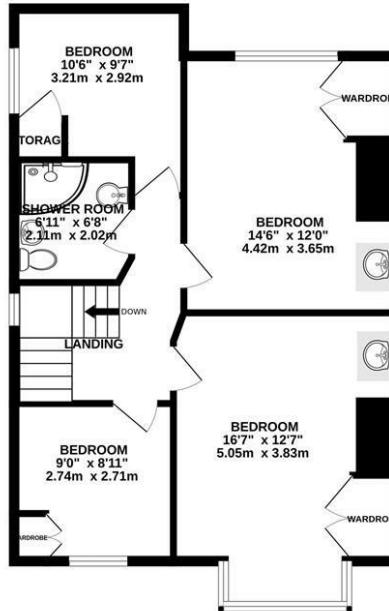
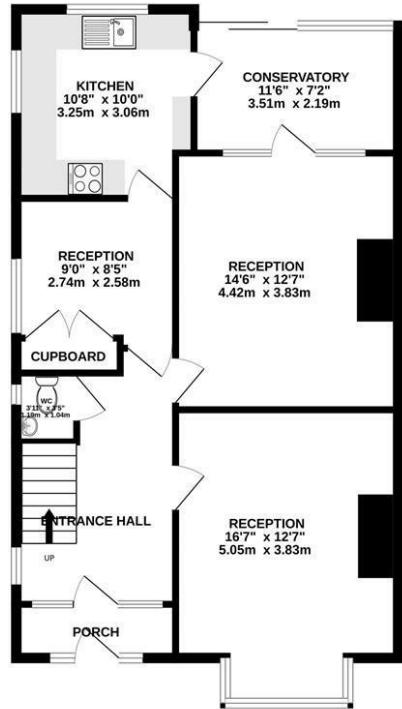
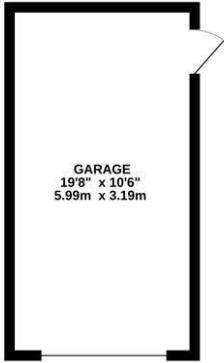
Little Mead Primary Academy - 0.72 miles



GARAGE
205 sq.ft. (19.1 sq.m.) approx.

GROUND FLOOR
777 sq.ft. (72.2 sq.m.) approx.

1ST FLOOR
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 1623 sq.ft. (150.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Semi-detached, 1920s four bedroom family home
- Three reception rooms, including a bay-fronted sitting room
- Dual-aspect kitchen and conservatory with access to the garden
- Family shower room and ground floor WC
- Sizeable bedrooms with built-in storage
- Generous, westerly-facing rear garden
- Ample parking and detached garage
- Fantastic potential to improve and/or extend (STPP)
- Offered to the market with no onward chain

Guide Price: £725,000

Tenure: Freehold

Council Tax Band: E

EPC Rating: E

Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change.

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