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West Ridge,
Bristol, BS36 2JA

PRICE: Asking Price
£895,000

Property Features

- **Executive Detached House**
- **Four/Five Bedrooms**
- **Two Reception Rooms**
- **Kitchen/Family Room**
- **Master Bedroom with Balcony & En-Suite Bathroom**
- **Separate Dressing Room/Bedroom Five**
- **Cloakroom & Downstairs Shower Room**
- **Completely Renovated in 2022**
- **Views Over the Village**
- **Immaculately Presented**









Full Description

Entrance Hall
Stairs rising to the first floor landing, under stairs storage area, wall mounted Hive, radiator, double opening doors to the front, smoke detector.

Living Room
19'9 x 13'11 (6.02m x 4.24m)
Double glazed windows to the front and side, two radiators, laminate flooring, multi fuel burning stove, wall light points, TV and CAT 6 point.

Dining Room
13'3 x 12'6 (4.04m x 3.81m)
Double glazed window to the front, laminate flooring, wall light points, TV and CAT 6 point.

Downstairs Shower Room
Built in shower cubicle with 'Mira' electric shower over, low level w.c., vanity wash hand basin, radiator, tiled flooring, extractor, ceiling spot lighting.

Kitchen/Family Room
29'8 x 14'4 (max) (9.04m x 4.37m (max))
Two double glazed French doors to the rear, double glazed French doors to the side, double glazed window to the rear, fitted with a modern range of wall and base units with quartz work surfaces over, matching up-stands, corner larder cupboard with power and lighting, space for fridge/freezer, two built in 'Neff' slide and hide electric ovens, 'Neff' 5 ring gas hob with extractor over and glass splash-back, integrated dishwasher, two radiators, double bowl sink unit with mixer tap over, tiled flooring, TV and CAT 6 points, wall light points.

Utility Room
15' x 9'6 (4.57m x 2.90m)
Double glazed window to the side, double glazed Velux window, fitted with a modern range of wall and base units with quartz work-surfaces over, space for washing machine, extractor, radiator, door to the rear garden, space for fridge and freezer, tiled flooring, door to the garage.

Cloakroom
Double glazed obscure window to the rear, low level w.c., vanity wash hand basin, tiled splash-backs, ceiling spot lighting, extractor, tiled flooring.

Landing
Oak staircase with black spindles, radiator, double glazed remote controlled Velux window, wall light points, smoke detector.

Master Bedroom
20'3 x 12'8 (6.17m x 3.86m)
Double glazed window and door to the front leading to the balcony with views over the village, radiator, vaulted ceiling, TV and CAT 6 points.

Balcony
12'8 x 5'10 (3.86m x 1.78m)
Glass ballastrade, wall light points, power point, wooden clad vaulted canopy, views over the village.

Dressing Room/Bedroom
12'8 x 7'7 (3.86m x 2.31m)
Double glazed window to the rear, range of fitted wardrobes with hang space, shelving and drawers, ceiling spot lighting, access the the loft space (partly boarded with ladder and lighting).

En-Suite Shower Room
Double glazed obscure window to the side, built in shower cubicle with shower over, vanity wash hand basin, radiator, panelled bath with shower attachment over and mixer tap, low level w.c., tiled flooring, ceiling spot lighting, extractor.

Bedroom Two
13'1 x 9'10 (3.99m x 3.00m)
Double glazed window to the rear, radiator, TV and CAT 6 points.

Bedroom Three
15'9 x 9'10 (4.80m x 3.00m)
Double glazed window to the front, access to the loft space (part boarded with ladder and lighting), radiator, TV and CAT 6 points.

Bedroom Four
9'9 x 9'4 (2.97m x 2.84m)
Double glazed window to the front, radiator, TV and CAT 6 points.

Bathroom
Double glazed window to the rear, built in shower cubicle with shower over, panelled bath, low level w.c., vanity wash hand basin, tiled flooring, radiator.

Rear Garden
Enclosed rear garden, laid mainly to porcelain tiles, raised planed borders, exposed stone walling, timber gate leading to hidden storage area, double glazed French doors leading to workshop/store with power and lighting, tap to the rear and side, 4 outdoor power points, timber pergola with spanish slate roof to the side proving covered seating area, greenhouse, storage shed, raised vegetable beds, path to the side leading to the front.

Front
Tarmac driveway providing parking for several vehicles, path and steps leading to the double front door, lighting, side access to the side and rear gardens, tap to the side of the garage, two lawned areas, feature pond, range of mature shrubs and trees including fruit trees and a feature olive tree, raised planted borders and views over the village.

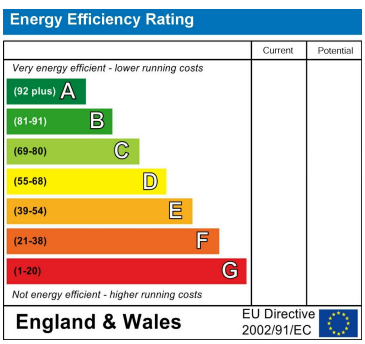
Oversized Garage
24'3 x 11'5 (7.39m x 3.48m)
With electric roller door, power and lighting, door to the utility room, wall mounted boiler, solar panel control, hot water tank, space for tumble dryer.

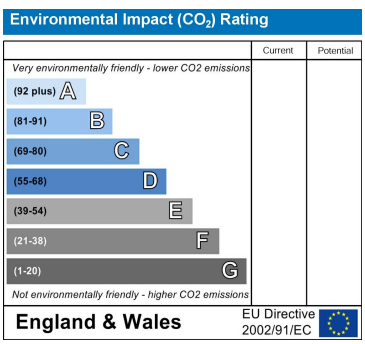








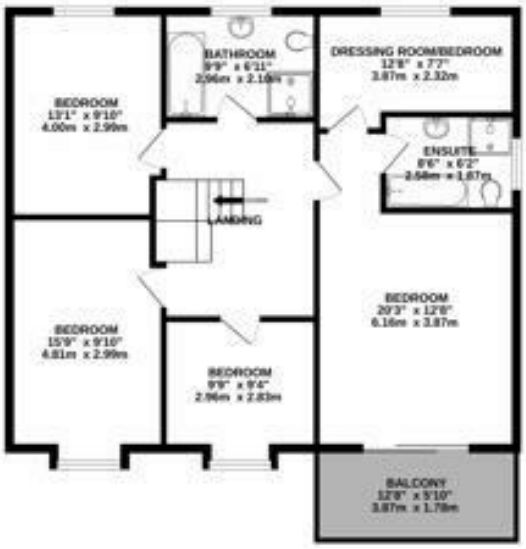




GROUND FLOOR
1331 sq.ft. (123.7 sq.m.) approx.



1ST FLOOR
906 sq.ft. (84.2 sq.m.) approx.



TOTAL FLOOR AREA : 2237 sq.ft. (207.8 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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