



42 HUTTON CLOSE, WESTBURY ON TRYM, BS9 3PT

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LOCATION

Ideally positioned close to an array of green open spaces, including Canford Park and Blaise Castle Estate, the property also enjoys easy access to a wide selection of shops, restaurants and everyday amenities. The charming village atmosphere of Westbury-on-Trym is within walking distance, while a number of highly regarded schools are nearby, making this an excellent choice for families

APPROACH

To the front of the property, a brick paved private driveway provides off-road parking with EV point and leads to the integral garage, which benefits from power, lighting and the controls for a solar power supply. A neatly paved frontage and side pathway provide convenient access to both the main entrance and rear garden.

GROUND FLOOR

Stepping inside, a welcoming entrance hall gives access to the ground floor accommodation, including a useful cloakroom/WC and staircase rising to the first floor.

A useful utility room is stylishly fitted with a range of modern units and work surfaces, sink unit, plumbing for a washing machine, and ample space for additional storage.

To the rear, the home opens into an impressive extended open plan living area incorporating living/dining and a kitchen areas, creating a fantastic space for both everyday family living and entertaining. This seamlessly flows into a bright conservatory, providing direct access to the garden.

FIRST FLOOR

The first floor has four well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes. Three further bedrooms offer flexible accommodation ideal for growing families, guest rooms or home working. Completing the first floor is a newly fitted modern family bathroom fitted with a contemporary three-piece suite.

Further benefits include side access via a secure gate, solar panels, double glazing and gas central heating.

OUTSIDE

Outside, the attractive south-facing rear garden is fully enclosed and enjoys a good degree of privacy. The garden is predominantly laid to lawn with a patio and offers the perfect setting for outdoor dining, family activities and relaxation.





FLOORPLAN



Total area: approx. 123.5 sq. metres (1329.0 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
 Plan produced using PlanUp.



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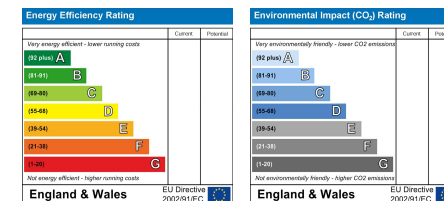
4 Bedrooms
 Tenure - Leasehold

2 Reception Rooms
 Total 1329.00 sq ft

2 Bathrooms
 Council tax band - D

- Beautifully refurbished four bedroom family home offered with no onward chain
- Contemporary fitted kitchen with integrated appliances
- Private driveway, integral garage, EV point

- Spacious extended open-plan living room
- Sunny south-facing rear garden
- Conveniently located close to Westbury-on-Trym Village and excellent schools



Opening hours vary slightly in each office
 Mon to Fri - Usually 9am till 6pm
 Saturday 9.00am-4.00pm