



38 Hutton Close, Westbury on Trym, Bristol, BS9 3PT

GUIDE PRICE £515,000

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PROPERTY OVERVIEW

An attractive detached family home positioned on a quiet residential road in the heart of Westbury-on-Trym. The property has been much loved and carefully maintained by the current owner over many years and now offers an excellent opportunity for a purchaser to update and modernise to their own taste.

The accommodation is well balanced and thoughtfully arranged. The ground floor is centred around a welcoming entrance hallway with access to all principal rooms. The main living room is a generous and light-filled reception space and provides access into the conservatory, creating a practical and flexible living arrangement.

The kitchen is well laid out and functional, offering clear scope for reconfiguration and improvement. There is also a useful additional reception room on the ground floor which is currently being used as a dining room and would make an ideal as a study, snug or playroom, together with a downstairs WC and shower.

To the first floor, there are four well-proportioned bedrooms and a wet room including shower, WC and sink. The layout is straightforward and efficient, providing excellent flexibility for families, downsizers or those looking to create a home that reflects their own style.

Externally, the property benefits from off-street parking for 3 cars and a generously sized single garage with an electric up and over door. The private rear garden is well established and offers a good degree of privacy, along with clear potential for landscaping or extension, subject to the usual consents.

Overall, this is a well-positioned detached home offering genuine potential in one of BS9's most sought-after residential locations.

Location

The property is ideally located within easy reach of Westbury-on-Trym village, offering a wide range of independent shops, cafés, restaurants and everyday amenities. Canford Park is less than a mile away, providing an open green space and recreational facilities such as tennis courts. Blaise Castle Estate is also within close proximity and includes a children's play area, museum and castle in 650 acres of parkland.

There are excellent schooling options nearby, including both state and independent schools, and the area is well served by public transport links, making access into Bristol city centre, Clifton, and beyond straightforward. The A4018 and M5 motorway are also easily accessible, making this a particularly convenient location for commuters.

Westbury-on-Trym remains one of Bristol's most desirable residential areas, known for its strong community feel, excellent amenities and access to green spaces.

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KEY DETAILS

- A Detached Family Property
- 4 Bedrooms
- Conservatory
- Off Street Parking & Garage
- Scope To Modernise
- Private Rear Garden

Guide Price: £515,000

Tenure: Freehold

Council Tax Band: E

Local Authority: Bristol City Council

Vendors Onward Position:

Onward Purchase

EPC: E

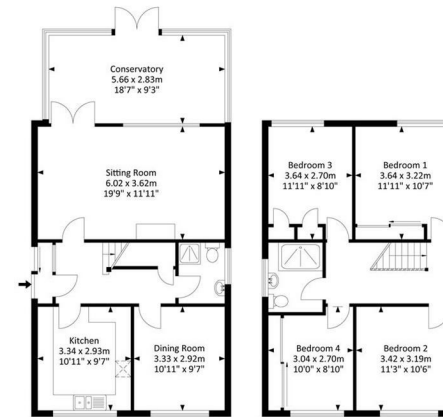
Viewing: By appointment only



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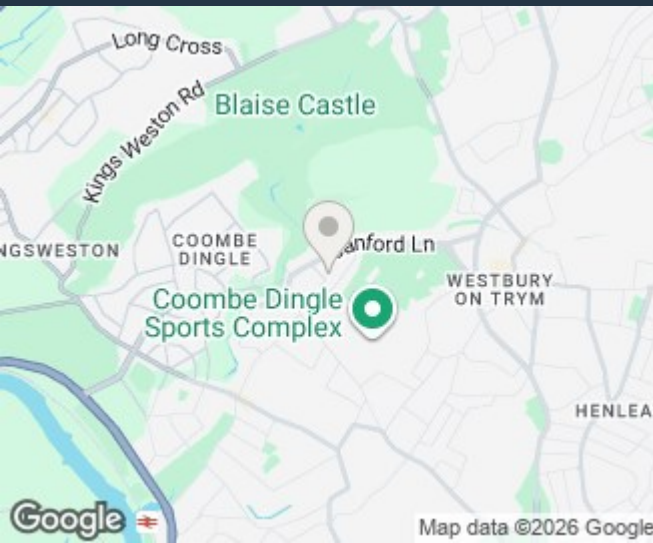
Hutton Close, Westbury-On-Trym, Bristol, BS93PT
Approx. Area 1354.40 Sq.Ft - 125.80 Sq.M



Ground Floor

First Floor

For illustrative purposes only. Not to scale.
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.
Floor plan produced by Energy Plus.



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Important Notice:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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