MAGGS & ALLEN

10 HOME GROUND

WESTBURY-ON-TRYM, BRISTOL, BS9 4UB

£385,000

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A beautifully-modernised, three bedroom end terraced home located in a quiet, popular spot within Westbury-on-Trym. Offering open-plan living space, a modern kitchen and bathroom, and a private, sunny rear garden.

Vendor's Comments

"We've really enjoyed living here, as it is only a 5 minute walk to Henleaze High Street and Westbury Village, and a short drive into town or up to Cribbs Causeway. It is a really quiet area while still being so close to more popular areas. The neighbours are all friendly and there are a couple nice parks nearby, as well as Badocks Wood. The house has been perfect for us — the open plan living area and garden patios are great for entertaining and all the bedrooms are a good size. We've hosted multiple people very comfortably and have enjoyed having our home be a gathering space for friends and family."

Ground Floor

The front door opens into a bright, generous entrance hall with wood effect flooring throughout. Off the hall, access is available to two useful storage cupboards, ground floor WC and the principal rooms.

There is a light-filled, open-plan living space with wood effect flooring throughout, twin uPVC double glazed windows to the rear aspect, and French doors providing level access to the rear garden. Ample space is available for both lounge furniture and a large dining table.

Open to the dining space is a sleek, modern kitchen comprising a range of base and wall-mounted units with high gloss fronts and wood effect worktops. Integrated appliances include a fridge/freezer, electric oven, electric hob with extractor and stainless steel sink. Further space is available for a free-standing dishwasher and washing machine.

First Floor

Ascending to the first floor landing, you will find three sizeable bedrooms and a four-piece family bathroom.

The main bedroom is situated to the rear of the property, and is a generously-sized double. Adjacent, the second bedroom also accommodates a double bed, and boasts pleasant views over the rear garden. Bedroom 3 makes an ideal home office, guest room or nursery.

Completing the first floor is an impressive, recently-fitted bathroom encompassing a white, four-piece suite of bath, shower enclosure, toilet and sink.

Externally

From Home Ground, ample off-street parking is available on a 'first come, first serve' basis within a communal parking area. From here, a footpath leads to the property.

To the front, a low-maintenance front courtyard is laid to bark chippings, with a pathway leading to the front door.

The rear garden is beautifully-manicured, featuring a range of plants, shrubs and flowers. Two patio areas provide ideal spaces for outdoor dining and enjoying the sun; one is accessed from the dining room, and the other is located at the top of the garden.

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.

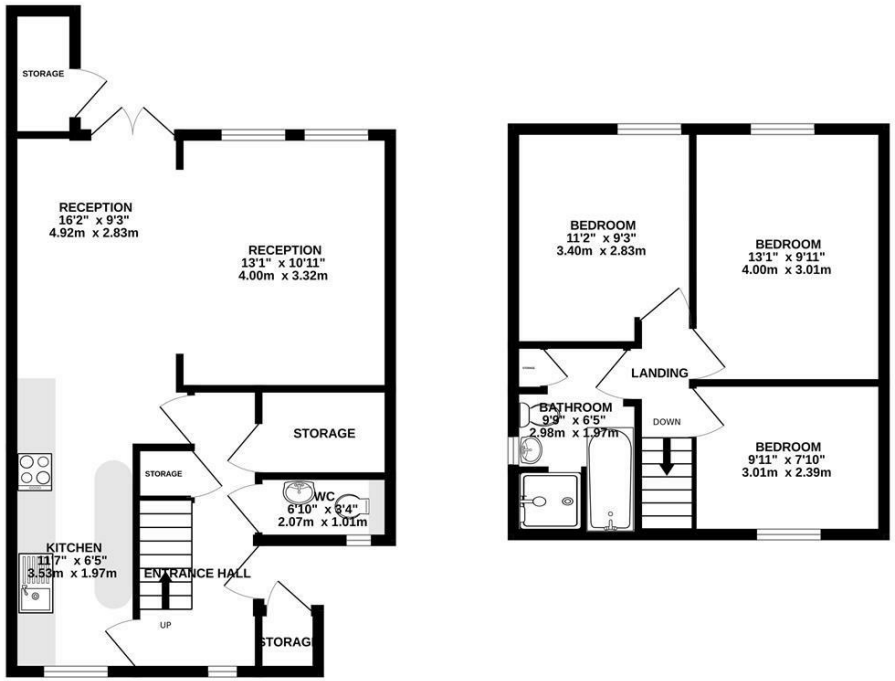
The village is ideally suited to the needs of growing families offering excellent local schools including Westbury-on-Trym Church of England Academy, Elmlea Infant School, Elmlea Junior School and Bristol Free School. The jewel in its crown has to be the ever-popular Canford Park - a family friendly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

If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.

GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.

1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 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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- End-terrace, three bedroom home
- Bright, open-plan living space
- Modern kitchen with a range of integrated appliances
- Beautiful, four-piece family bathroom plus a ground floor WC
- Expertly-maintained rear garden, with a range of seating areas
- Situated within a quiet location, set back from the road
- Off-street parking available on a 'first come, first serve' basis

Guide Price: £385,000

Tenure: Freehold

Council Tax Band: C

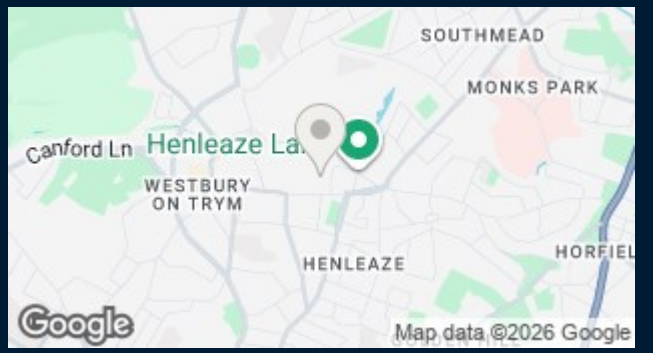
EPC Rating: C

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. Please contact the office to confirm any details.



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