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15 Withey Close East, Westbury on Trym  
Guide Price £775,000

RICHARD  
HARDING



# 15 Withey Close East,

Westbury on Trym, Bristol, BS9 3SZ

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A spacious and inviting 3/4 bedroom, 1/2 reception room semi-detached family home situated at the end of a peaceful cul-de-sac close to Elmlea School and Stoke Lane. Set in a fabulous oversized plot with an exceptional rear garden, ample off road parking and a highly specified workshop/garage.

## Key Features

- Situated in a popular peaceful enclave in Westbury-on-Trym, within just 300m of Elmlea School and within a short level stroll of the shops and cafes of Stoke Lane. The reference point for the Bristol Free School catchment is also nearby as are bus connections to central areas and the green spaces of Canford Park and the Downs.
- **Ground Floor:** entrance hallway, bedroom 4 (or reception 2), kitchen/breakfast room flowing through to the garden/living room, side lobby connecting through from the front to the back of the property with access to the workshop/garage and utility room.
- **First Floor:** landing, 3 bedrooms and family bathroom/wc.
- Perfect for garden lovers, enjoying a 100ft wide garden wrapping round the rear and side of the property with gated access through to the front garden and generous driveway parking.
- A practical and well-arranged house with further expansion potential (subject to consents), plenty of parking, a superb workshop/hobby space and a breathtaking garden.





## GROUND FLOOR

**APPROACH:** via an expansive block paved driveway affording off road parking for at least 3 vehicles and providing a wide private approach to the property. The driveway leads beside the front garden towards the main entrance to the house and a garage/workshop.

**ENTRANCE HALLWAY:** a welcoming entrance hallway with staircase rising to first floor landing and useful understairs storage, small double glazed window to front, radiator and doors through to the kitchen/breakfast room, which leads through to the garden/living/dining room and further door accessing reception 2/bedroom 4.

**KITCHEN/BREAKFAST ROOM:** (rear) (22'9" x 10'5") (6.93m x 3.18m) a modern fitted kitchen comprising base and eye level cupboards and drawers with wood block worktop over, tiled splashbacks, inset stainless steel double sink and drainer, Bosch induction hob with extraction over, stainless steel Bosch oven, plenty of useful storage cupboards, further appliance space and plumbing for fridge/freezer and dishwasher, inset spotlights, stable style door into the rear lobby, which in turn accesses the workshop and utility room and wide wall opening providing a sociable connection from the kitchen/breakfast room to the lounge/dining room.

**LOUNGE/DINING ROOM:** (21'2" x 10'6") (6.46m x 3.20m) a sociable garden/living room with insulated flat roof with skylight windows, double glazed windows with central double doors provide a lovely outlook and access onto the gorgeous rear garden. Radiator, laminated flooring.

**RECEPTION ROOM 2/BEDROOM 4:** (15'7" x 10'6") (4.75m x 3.19m) currently arranged as a double bedroom, but would work equally well as a second reception room, with double glazed windows to front overlooking the front garden and driveway, wood laminated flooring and a radiator.

**REAR LOBBY:** incredibly handy insulated walkway through from an external front entrance to an entrance to the garden, perfect for storing bicycles etc, doors off to a generous utility room, fabulous insulated workshop.

**UTILITY ROOM:** (8'2" x 8'1") (2.48m x 2.46m) a range of base units with worktop over and inset 1½ bowl sink and drainer unit, double glazed window to rear, door off to a ground floor shower room/wc.

**SHOWER ROOM/WC:** a shower enclosure with electric shower, vanity wash basin, low level wc and an electric heater.

**WORKSHOP/GARAGE:** (16'0" x 13'5") (4.88m x 4.09m) an impressive home workshop, perfect for people with hobbies. Separately metered, 60 power sockets, 40 amp breaker, emergency stop for heavy tools, skylight windows, insulated double doors accessing the secluded driveway and windows to side.

## FIRST FLOOR

**LANDING:** a bright and airy landing with large double glazed window to side offering a leafy outlook over the garden and beautiful silver birch tree. Roof hatch with folded ladder up to a full boarded roof. Doors off to three bedrooms and the family bathroom.

**BEDROOM 1:** (16'3" x 9'5") (4.95m x 2.87m) a double bedroom with double glazed windows to rear overlooking rear garden. Floor to ceiling full width wardrobe and a radiator.

**BEDROOM 2:** (10'9" x 10'4") (3.27m x 3.15m) a double bedroom with double glazed windows to front, ceiling coving and a radiator.

**BEDROOM 3:** (front) (11'8" x 8'2") (3.56m x 2.50m) a smaller double bedroom with double glazed windows to front, radiator and recessed cupboards.

**FAMILY BATHROOM/WC:** a white suite with panelled bath with electric shower over, low level wc, pedestal wash basin, window to rear, shaver point, tiled walls and a radiator.



## OUTSIDE

**OFF ROAD PARKING & FRONT GARDEN:** the property occupies a generous corner plot and therefore has an expansive frontage with paved driveway affording ample off road parking with pretty front garden beside. The driveway leads up to the double doors accessing the workshop/garage with further double gates beside providing access into the rear garden.

**REAR GARDEN: (100ft wide x 80ft deep, reducing to 46ft) (30.48m x 24.38m)** an exceptional rear garden of a generous size occupying a wide expansive corner plot, perfect for garden lovers. Mainly laid to lawn with borders containing various mature shrubs and trees including a Magnolia, Acer, Silver Birch, Rowan and much more. Large sandpit. The garden wraps around to the side of the property where there is plenty of additional space and a hardstanding before the gated access to the driveway.

## IMPORTANT REMARKS

**VIEWING & FURTHER INFORMATION:** available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

**FIXTURES & FITTINGS:** only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

**TENURE:** it is understood that the property is freehold. This information should be checked with your legal adviser.

**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: D

### PLEASE NOTE:

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:

<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>

- The photographs may have been taken using a wide angle lens.

- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

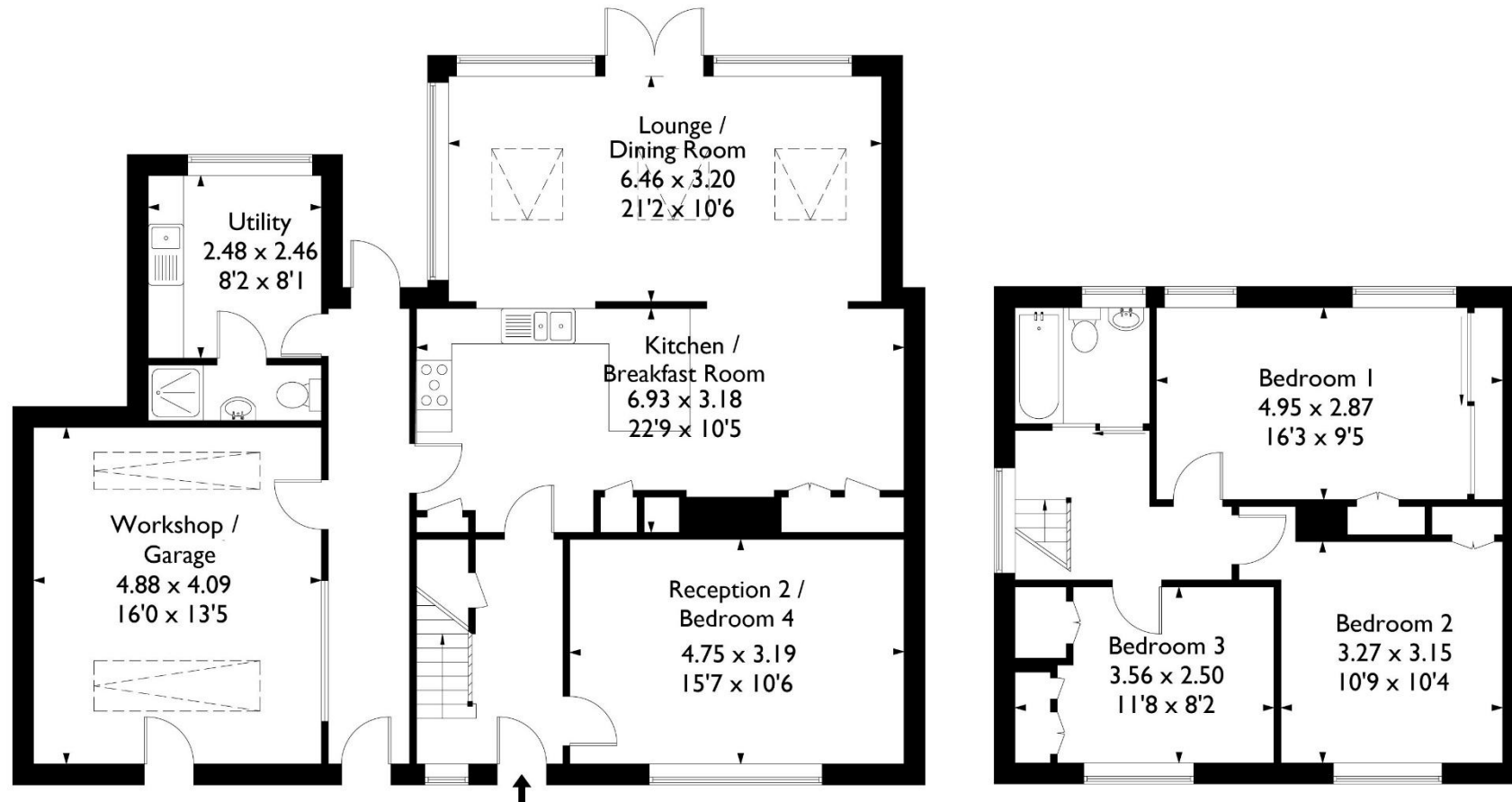
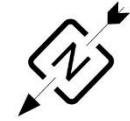
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





# Withey Close East, Westbury on Trym, Bristol BS9 3SZ

Approximate Gross Internal Area 149.0 sq m / 1603.5 sq ft



Ground Floor

First Floor

This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.