



26 COTE LEA PARK,
WESTBURY ON TRYM, BS9 4AH

GOODMAN
& LILLEY







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WESTBURY ON TRYM BS9 4AH

GUIDE PRICE
£600,000

A superb three bedroom family home offered in great condition, boasting an attractive rear garden, and nestled in a favoured Westbury cul-de-sac location.

Set in such a desirable setting, early interest is expected. Get in touch with one of our property experts today to arrange your viewing.

Due to its convenient access to the varied amenities on offer in Westbury Village, as well as Westbury Church of England primary school, we anticipate a strong demand of interest for this lovely home, as properties of this calibre and location are rarely available for long.

Location

The house enjoys a tucked away position on the edge of the popular village of Westbury on Trym on the northern side of Bristol. Local footpaths provide convenient access to the shops, cafes and general amenities of Westbury Village including the well-respected infant and junior schools. The position affords convenient public transport links into the city and the motorway networks are easily accessible.

Accommodation

Please see the floorplan for room measurements and the property layout.

Ground Floor

The accommodation comprises a neatly presented sitting room featuring a charming bay window with decorative leaded top lights, picture rails and an attractive fireplace, creating a warm and inviting reception space.

To the rear of the property is a wonderful open-plan kitchen/dining room, linked by an archway. Oak flooring runs throughout, and a rear bay window provides views over the garden. The kitchen is fitted with a range of wall and base units, and a rear door opens out to steps leading down to the garden. A useful cloakroom/WC completes the ground floor accommodation.

First Floor

The hallway showcases striking Art Deco stained glass and a staircase rising to the first floor. Here you will find three bedrooms and a family bathroom. All bedrooms are decorated in a neutral colour scheme, while the family

bathroom is fitted with a contemporary white suite complemented by limestone-coloured tiles. Services: Mains Gas, Water, Drainage and Electric

Outside

Gardens

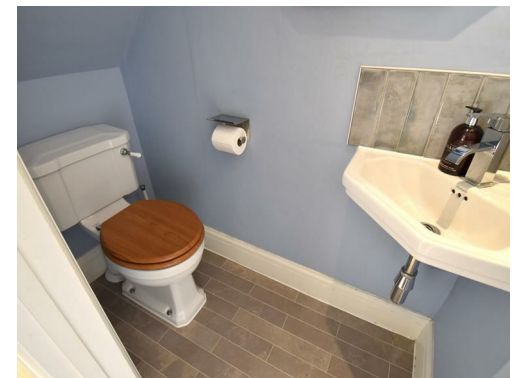
The property benefits from gardens to both the front and rear, with the front garden setting the house attractively back from the road and enhancing its kerb appeal.

To the rear, the neatly landscaped garden is of a good size and thoughtfully arranged, featuring a well-maintained lawn, a seating area ideal for outdoor entertaining, and a raised bed planted with a variety of mature plants, trees and shrubs.

Further Information

Local Authority: Bristol Council

Council Tax Band: D



- Well presented three bedroom home
- Popular cul-de-sac location
- Open plan kitchen/diner
- Neatly landscaped garden
- Close to Westbury Village schools, shops and cafes
- Call to book your viewing today

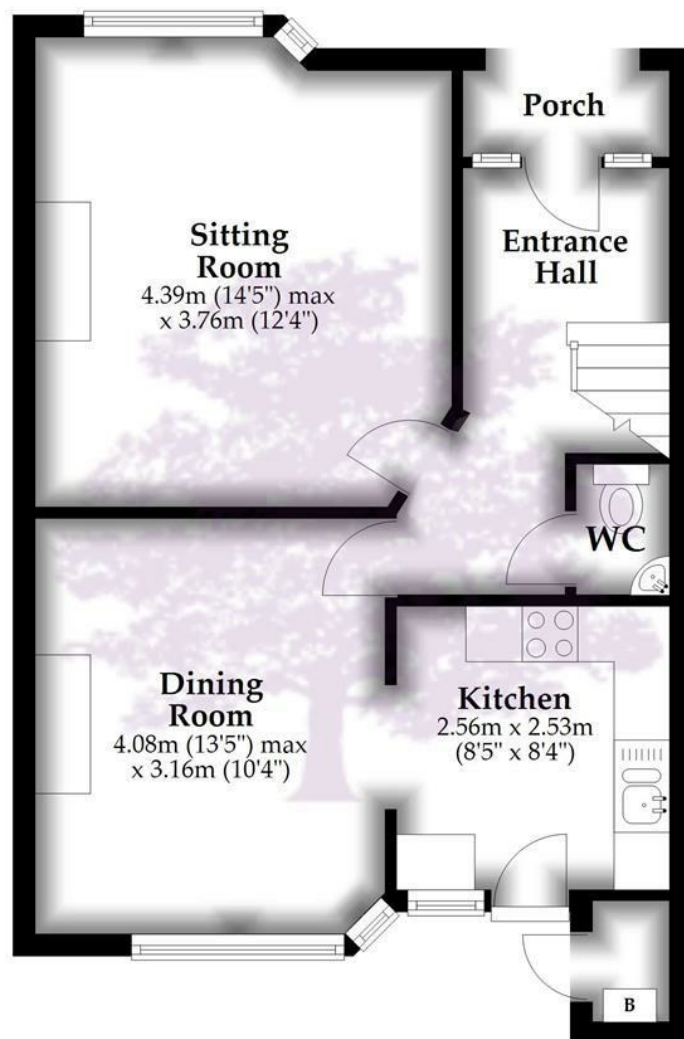




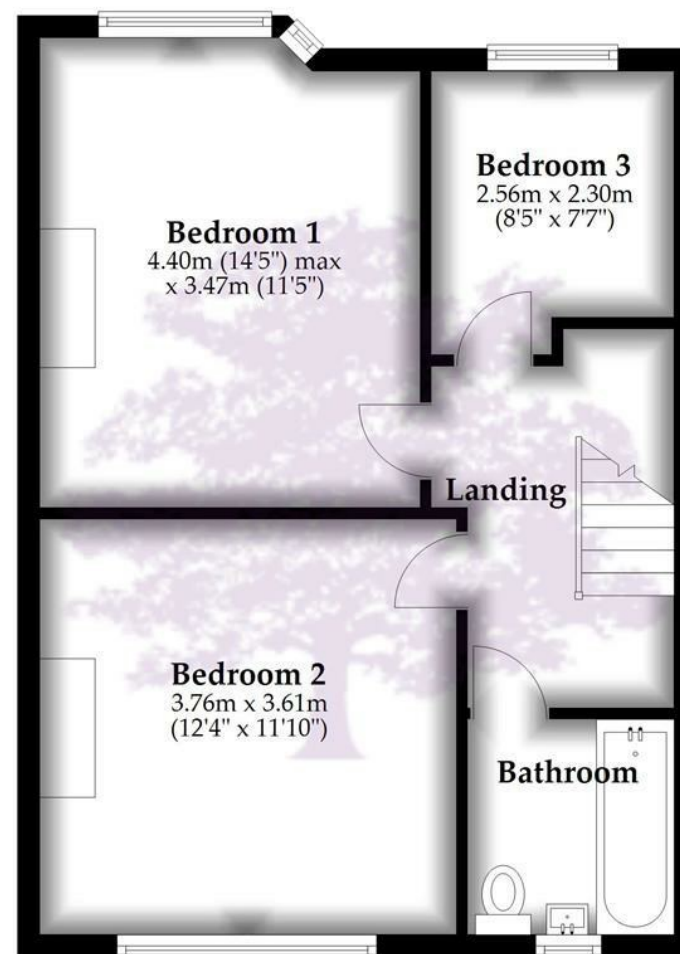
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Ground Floor



First Floor



Total area: approx. 88.7 sq. metres (954.4 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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