



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 second reception room / home office is located to the front of the house with door to the garage that accommodates a useful utility area fitted with units and work surfacing a sink unit, plumbing for a washing machine, as well as 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.







GOODMAN & LILLEY

GOODMAN & LILLEY BRANCH NETWORK

HENLEAZE

156 Henleaze Road
Henleaze
BS9 4NB
0117 213 0777
henleaze@goodmanlilley.co.uk

PORTISHEAD

Rembrandt House
36 High Street
Portishead
BS20 6EN
01275 430440
sales@goodmanlilley.co.uk

CLEVEDON

28 Hill Road
Clevedon
BS21 7PH
01275 403 660
clevedon@goodmanlilley.co.uk

SHIREHAMPTON

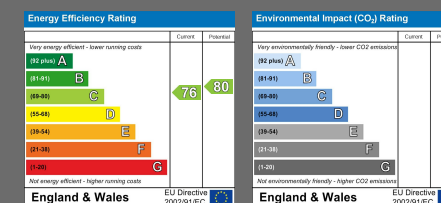
9 HIGH STREET
SHIREHAMPTON
BS11 0DT
0117 213 0333
SHIRE@GOODMANLILLEY.CO.UK

LETTINGS

01275 299010
LETTINGS@GOODMANLILLEY.CO.UK

LAND & NEW HOMES

0117 213 0151
LNH@GOODMANLILLEY.CO.UK



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

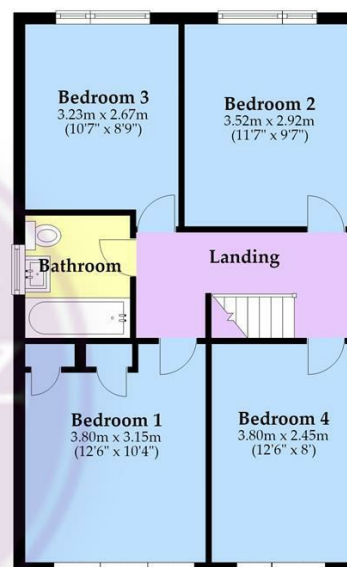
Ground Floor

Approx. 70.2 sq. metres (753.2 sq. feet)



First Floor

Approx. 53.3 sq. metres (573.8 sq. feet)



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.

4 BEDROOMS
TENURE - LEASEHOLD

2 RECEPTION ROOMS
IN ALL 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 area plus additional reception room
- Sunny south-facing rear garden
- Conveniently located close to Westbury-on-Trym Village and excellent schools