



53 THE DELL,  
BRISTOL, BS9 3UF

GOODMAN  
& LILLEY







# 53 THE DELL

## BRISTOL BS9 3UF

# GUIDE PRICE

## £1,075,000

A substantial detached 1930s attractive bay-fronted family home backing directly onto Elmlea Infant and Junior Schools. Occupying a prime position along one of Westbury-on-Trym's most desirable residential roads, 53 The Dell is a handsome family home offering generous proportions, a glorious south-facing garden, and exceptional potential for further enhancement.

Please contact one of our property experts today to arrange a viewing.

Lovingly owned, beautifully presented, meticulously maintained by the current owners since 1998, this is a rare opportunity to acquire a long-term family home in an outstanding educational setting. The property benefits from having been rewired, double glazing throughout, new soffits and guttering, recently serviced Worcester combi boiler, Hive smart heating system, significant storage, new integrated washing machine, new Neff integrated dishwasher, new integrated microwave, ensuite to master, newly fitted family bathroom.

#### Location

The Dell enjoys a prime position within a strong family-orientated community, known for its welcoming atmosphere and active residents' WhatsApp group, a true reflection of the neighbourly spirit on this highly regarded road. Within just five minutes' walk are the independent shops, cafés and amenities of Stoke Lane, along with popular local family-orientated pubs The Black Swan and Prince of Wales. Green open spaces are a major feature of the area. Canford Park with its tennis courts and adjoining children's play area is close at hand, while Westbury-on-Trym village offers further shops, cafés and services. The wide open green spaces of The Downs are seven minutes' walk away, ideal for dog walking, jogging, fitness clubs and family recreation. For further sporting and leisure pursuits, both Henbury Golf Club and Coombe Dingle Sports Complex are nearby, offering indoor and outdoor tennis courts along with a wide variety of weekend sports clubs and societies catering for all ages.

Cribbs Causeway shopping mall and the city centre are easily accessible on regular bus routes, with Henleaze, Whiteladies Road and Clifton Village all within convenient reach. For those commuting further afield, the property offers straightforward access to the M5 motorway via Junctions 17 and 18. National Express to London Victoria from Whitetree roundabout, 5 minute drive to Sea Mills train station connecting you with Temple Meads and 20 minute drive to Bristol Parkway station for the fast train into London.

In terms of schooling, few homes in the area can rival this educational positioning. Directly backing onto Elmlea Infant School and Elmlea Junior School (both rated Outstanding by Ofsted). Within 350 metres of the centre of the admission priority area for Bristol Free School and within walking distance of Redmaids' High School and Badminton School. This exceptional schooling provision makes the property particularly attractive to families seeking long-term educational security.

#### Accommodation

Please refer to the floorplan for detailed room measurements and the full property layout.

#### Ground Floor

The property is accessed via a brick-built block paved driveway, with enclosed double glazed porch, leading to an original 1930's front door and a generous hallway with original stripped flooring. The substantial bright and airy hallway takes you to the main living spaces: the sitting room, kitchen/breakfast room, dining room, separate WC.

The living spaces are ample and enjoy the sunshine from early morning to late evening. The spacious sitting room to the front enjoys dual aspects windows, period features and gas fire with catalytic converter. The second reception room with patio doors overlooking the rear sunny garden and windows to the side works perfectly as a formal dining room/ playroom/ reception room for children or could be knocked through to the kitchen (subject to the necessary consents).

The dual aspect kitchen was refitted in 2007, with space for breakfast table overlooking the garden housing significant storage with a range of wall and base units, recently serviced Worcester combi boiler, electric Neff hob, two eye-level ovens, new Neff integrated dishwasher, new integrated microwave, new integrated washing machine and space for fridge freezer. Side door giving access to the driveway.

The property also benefits from an additional ground floor separate WC with obscured window to the side.

#### First Floor

To the first floor, the landing gives access to four well-proportioned bedrooms, including a principal bedroom with ensuite bathroom, alongside a stylish family bathroom refitted in 2020 with underfloor heating.

The fully boarded loft with light, power, drop-down ladder and excellent head height presents exciting scope for conversion (subject to the necessary consents) into a fifth bedroom suite with dressing area and ensuite, a layout successfully adopted by neighbouring homes.

#### Gardens and Grounds

A highlight of the property is the level south-facing rear garden, a genuine sun trap enjoying sunshine throughout the day with patio areas located for both sunrise and sunset. Backing directly onto Elmlea Infant School and Elmlea Junior School, the garden offers a family-friendly environment. The mature garden features apple and plum trees and a productive grapevine.

#### Garage / Driveway

The property benefits from a detached garage at the rear with double glazed window and power, housing the tumble dryer. Driveway parking for multiple vehicles. Many neighbouring properties on this side of the road have enhanced their plots by replacing the rear garage with extended garden space and constructing utility room, home office, gym and part-garage conversions along the driveway.

As a fully detached home, 53 The Dell retains valuable side access on the opposite side of the house, independent of the driveway, offering flexibility for future development (subject to consents).

#### A Rare Opportunity

Detached 1930s homes in this position with south-facing gardens, outstanding school adjacency and clear scope to expand seldom become available. 53 The Dell offers a wonderful balance of character, practicality and future potential, ready for its next chapter.

Viewing highly recommended.







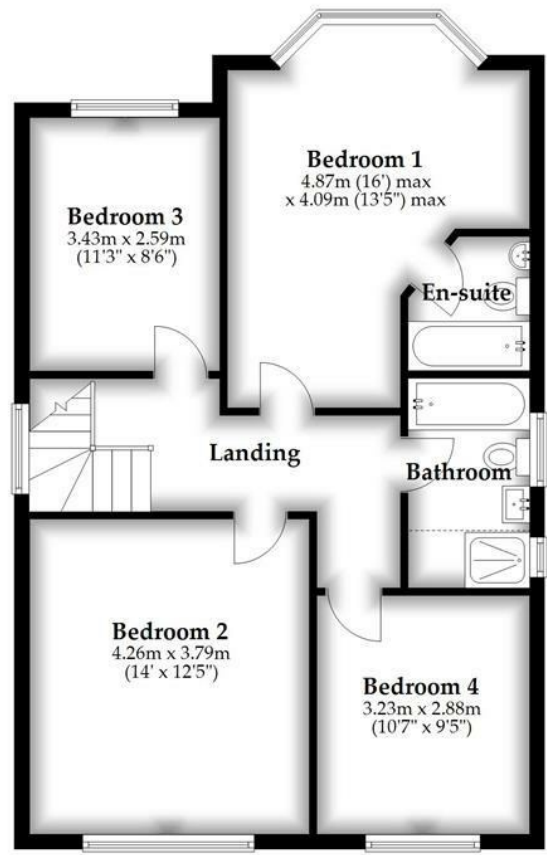
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### Ground Floor



### First Floor



Total area: approx. 155.1 sq. metres (1669.4 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.

## HENLEAZE

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

0117 213 0777

## PORTISHEAD

36 High Street  
Portishead BS20 6EN  
sales@goodmanlilley.co.uk

01275 430 440

## SHIREHAMPTON

9 High Street  
Shirehampton BS11 0DT  
shire@goodmanlilley.co.uk

0117 213 0333

## LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

## LAND & NEW HOMES

156 Henleaze Road  
Henleaze BS9 4NB  
LNH@goodmanlilley.co.uk

0117 213 0151



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