



15 CONISTON AVENUE

WESTBURY ON TRYM
BS9 3SA



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ACCOMMODATION

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

GROUND FLOOR

A welcoming porch with the original front door opens into a generous entrance hallway, featuring a bespoke under-stairs pop-out shoe storage system by Creative Storage and a striking triple-glazed stained glass window. Engineered oak herringbone flooring flows seamlessly through the hall and into the main living and kitchen spaces.

Rear Kitchen-Diner-Living Space (2023)

The heart of the home: a stunning, light-filled open-plan area featuring:

- Bespoke kitchen with two 70/30 fridge-freezers, two NEFF fan ovens, warming drawer, and wine cooler
- Central island and space for large dining area and casual lounge seating
- Wide narrow frame sliding doors leading to the garden
- Walk-in pantry with sliding door and sensor lighting
- New utility room with Belfast sink, extractor, space for washing machine & dryer.

Additional Living Room (Side Extension)

A spectacular vaulted-ceiling family room created as part of the two-storey extension, with a large feature window seat overlooking the rear garden, perfect for relaxing, reading, or watching children play outside.

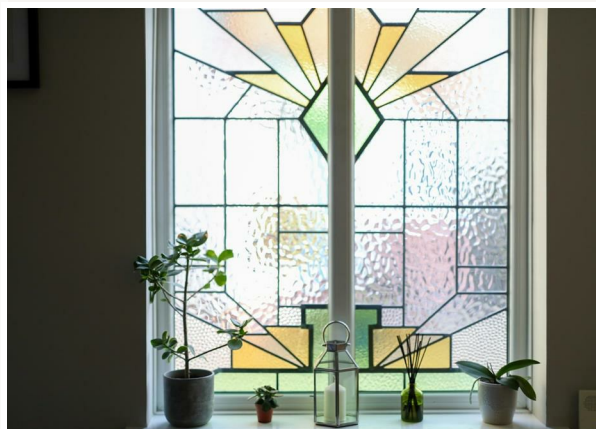
Front Lounge

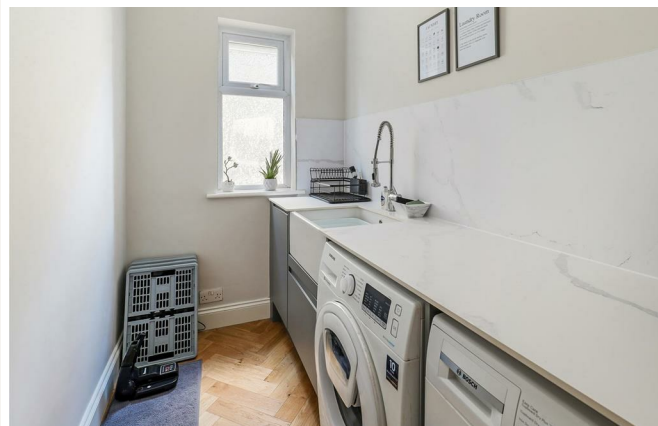
A refined, cosy room with hardwood shutters and bespoke-shaped radiators, ideal for evening entertaining or quieter moments.

FIRST FLOOR

The first floor offers three generous double bedrooms and a large single/small double. The former master bedroom at the front now benefits from a newly added en-suite. The rear bedroom enjoys intelligent design touches including a radiator discreetly positioned in the wardrobe for towels/linen. A recently fitted family bathroom features high-quality finishes.

SECOND FLOOR / LOFT CONVERSION







A beautifully executed master suite enjoying elevated views towards Coombe Dingle Sports Complex and Blaise Estate.

Features include:

- Juliette balcony
- Seating area with picture views
- Excellent storage integrated throughout
- Full-height ensuite shower room.

OUTSIDE

Rear Garden

Designed for low-maintenance, year-round enjoyment, the garden offers:

- Astro-turfed lawn
- Sunshine from morning through to sunset (approx. 8:30pm mid-summer)
- Secure gated side access
- Hot & cold external tap ideal for paddling pools

Front & Garage

- Garage (3.8m x 2.6m) housing the 7-year-old boiler, serviced annually
- Off-street parking and attractive kerb appeal.

DESIGN & BUILD NOTES

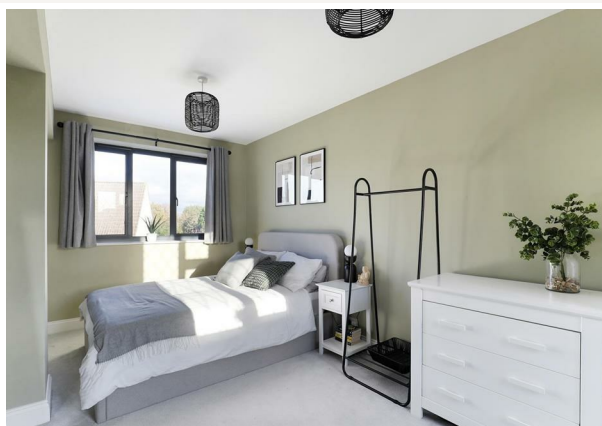
- Architect: Samantha Pearce
- Interior Design: BS9 Interiors
- Builder: HBK Builders
- Full new roof 2023
- Extensive internal upgrades 2008/09 and 2023
- All windows to rear and side replaced; triple glazing to hallway
- New Velux January 2026
- Solid oak internal doors throughout
- Radiators replaced in earlier extension phase
- Carpets replaced two years ago.

COMMUNITY

Coniston Avenue is known for its warm, sociable atmosphere, and strong neighbourly connections, an appealing benefit for families seeking a community-minded location.

SUMMARY

15 Coniston Avenue is a standout BS9 family home: extended, re-designed, and presented with impeccable taste. With generous living spaces, outstanding kitchen and bathrooms, high-quality finishes, and a superb garden, it offers truly turn-key living in one of Bristol's most sought-after postcodes.





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FLOORPLAN

FOR GUIDANCE ONLY, NOT TO SCALE
AND NOT TO BE RELIED UPON AS A
STATEMENT OF FACT.

TOTAL SQUARE FOOTAGE
2435.00 SQ FT

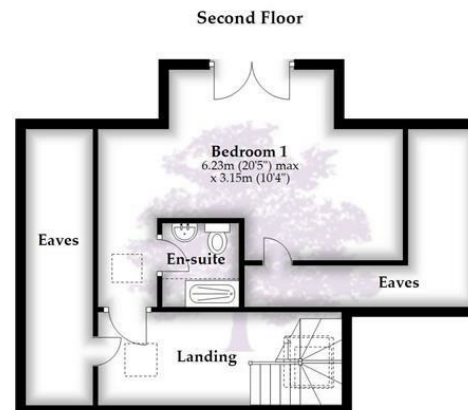
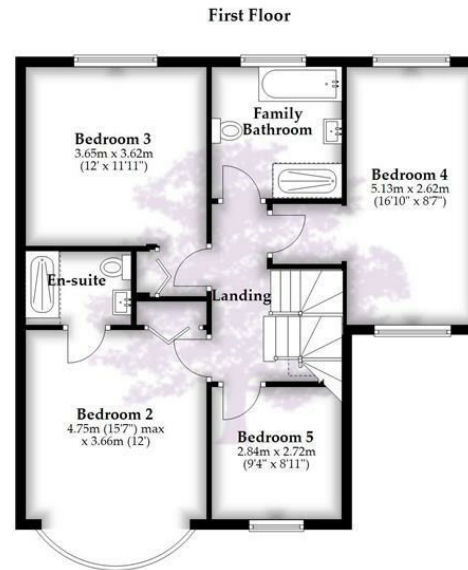
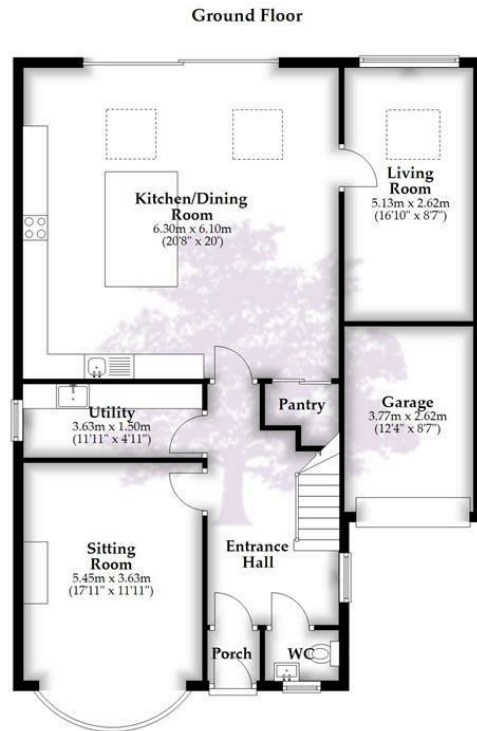
COUNCIL TAX BAND : F

RECEPTION ROOM : 2

BEDROOMS: 5

BATHROOMS : 3

FREEHOLD



Total area: approx. 226.2 sq. metres (2434.7 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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