

MAGGS & ALLEN

32 DOWNS COTE DRIVE

WESTBURY-ON-TRYM, BRISTOL, BS9 3TR

£735,000

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32 Downs Cote Drive, Westbury-on-Trym, Bristol, BS9 3TR

£735,000

Located on a quiet road close to shops of Westbury-on-Trym and excellent local schools, comes this well-proportioned three-bedroom semi-detached residence with garage. Offered with no onward chain.

Vendor's Comments

32 Downs Cote Drive has been a family home to my parents following their retirement and move from London to be near us and their grandchildren. They had over 20 years living in a fun filled home with parties thrown for any occasion. It was also home to their grandchildren who spent many gloriously happy days and nights being loved and spoilt.

They enjoyed the local facilities of Stoke Lane and Westbury on Trym village, frequenting the local pubs particularly The Post Office Tavern and The Prince of Wales, and also enjoyed the 'leafy' environment of their home, particularly the views from their bedroom window.

Location

Westbury-on-Trym is a village on the outskirts of Bristol city centre dating back over a 1000 years, named after the River Trym running through it. At the heart of the village is a war memorial where the three main shopping streets converge. The village boasts a good selection of local independent shops as well as cafes, banks, restaurants and family friendly pubs.

The village is popular with growing families offering excellent local schools including Westbury-on-Trym Church of England Academy, Elmlea Infant School, Elmlea Junior School and Bristol Free School. The jewel in its crown has to be the ever-popular Canford Park - a family friendly recreational space with playground, tennis courts, football pitches and a bowling green.

Well-known for its 1930s architecture and well-sized gardens, Westbury-on-Trym is a stones-throw from open green spaces of The Downs, just 3 miles from the city centre and providing excellent public transport and easy access to the motorway network and Cribbs Causeway shopping centre.

Ground Floor

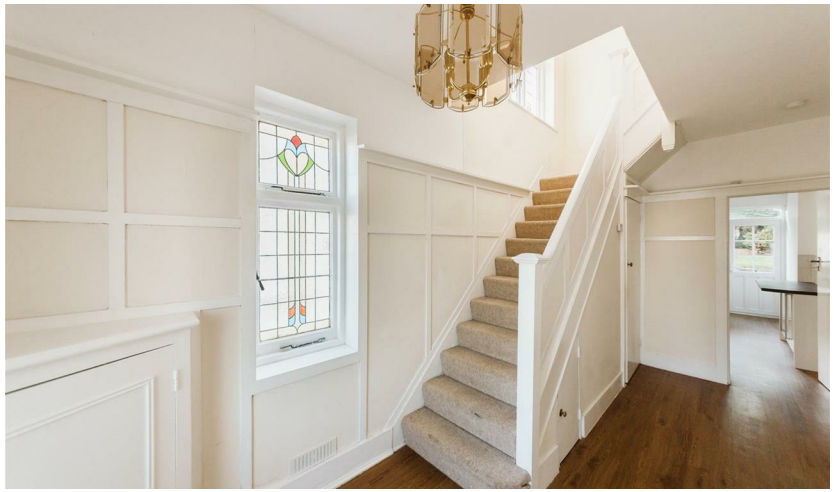
The porch is entered via double glazed doors and is a convenient space for storing shoes. This in turn leads to the hall, retaining some attractive original features such as the side aspect stain glass window, panelling, staircase, and plate shelves. The hallway provides access to both reception rooms and the kitchen.

The lounge is a bay-fronted room benefitting from plenty of natural light through the day. Picture rails and a ceiling rose are complemented by a double glazed bay window with leaded top lights.

Glazed double doors lead to the dining room, where picture rails and the ceiling rose are again retained, and allows access to the rear garden.

Adjacent is the kitchen, fitted with a range of matching cream base and wall-mounted units with black worktops, and wood-effect lino flooring. A partially glazed uPVC door leads to the rear garden.

Completing the ground floor is a convenient under-stairs WC.







First Floor

The first floor features the three bedrooms and family bathroom, access from a most pleasing landing flooded with natural light through a side aspect stain glass window.

The master bedroom is a bay-windowed room located to the front elevation and offers an elevated outlook. Adjacent, bedroom 2 is also a comfortable double with a view of the rear garden, and bedroom 3 is a single room with a built-in cupboard. Each of the bedrooms retain picture rails and original doors, and are fitted with uPVC double glazed windows with leaded top lights.

Completing the first floor is the family bathroom, fitted with a three-piece suite comprised of a bath, shower enclosure, basin and WC.

Externally

To the front of the property is a low-maintenance garden, mainly laid with patio slabs and featuring a range of mature shrubs. Adjacent is a driveway allowing for off-street parking, and leading to the the garage to the rear of the property.

The rear garden comprises a lawned area with flower borders on three aspects, and a patio that is accessible from both the dining room and kitchen.

Completing the external aspect of the property is a garage providing plentiful storage.

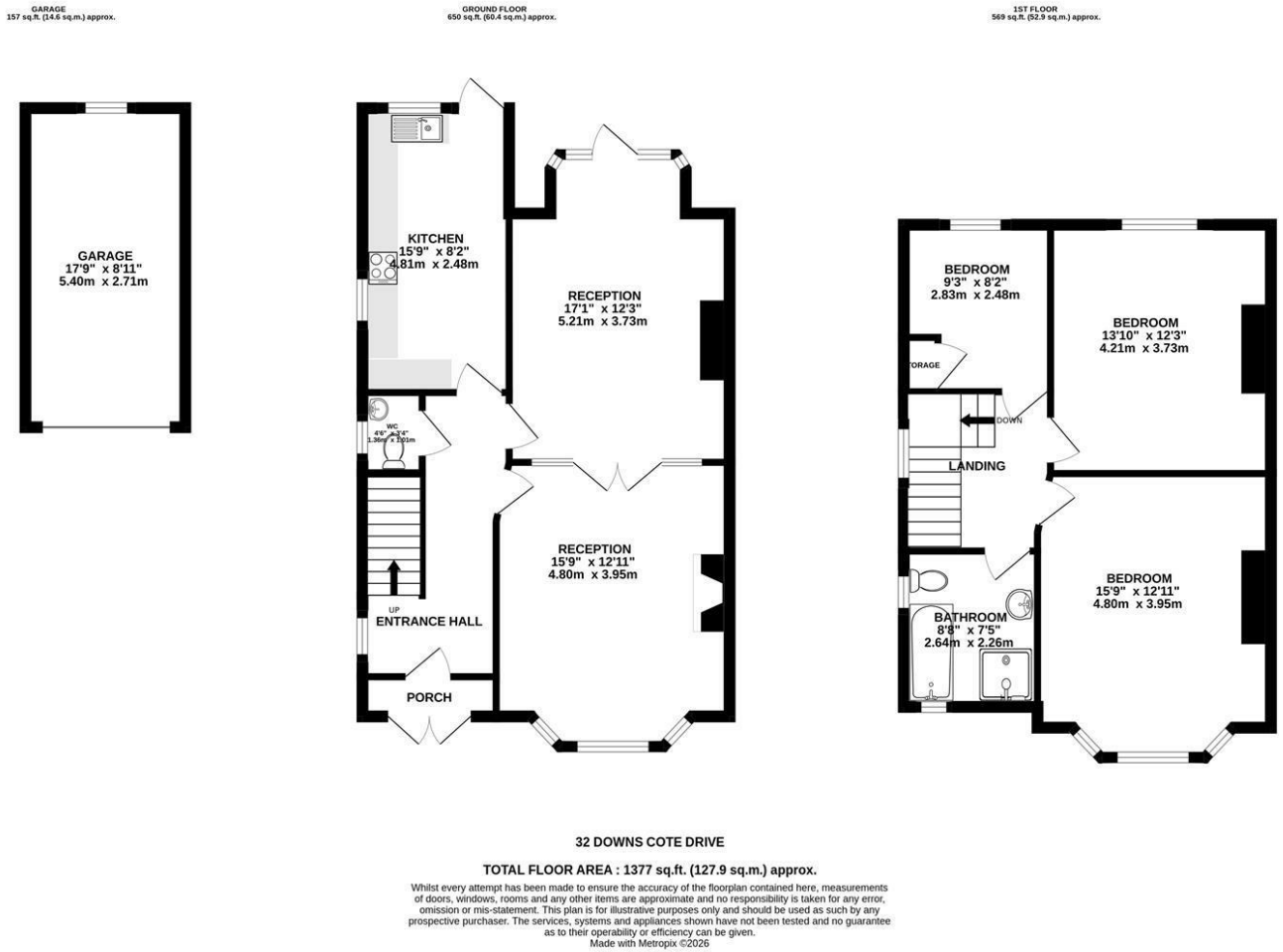
Schools

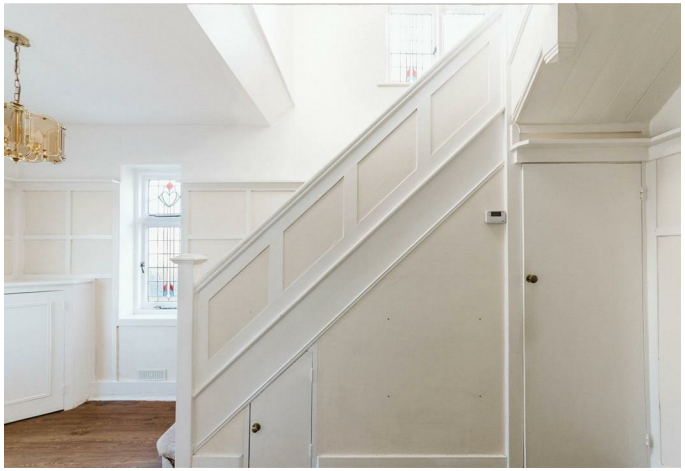
Elmlea Junior School - Distance: 0.25 miles
E-Act St Ursula's Academy - Distance: 0.31 miles
Redmaids' High School - Distance: 0.33 miles
Henleaze Junior School - Distance: 0.79 miles
Bristol Free School - Distance: 0.95 miles

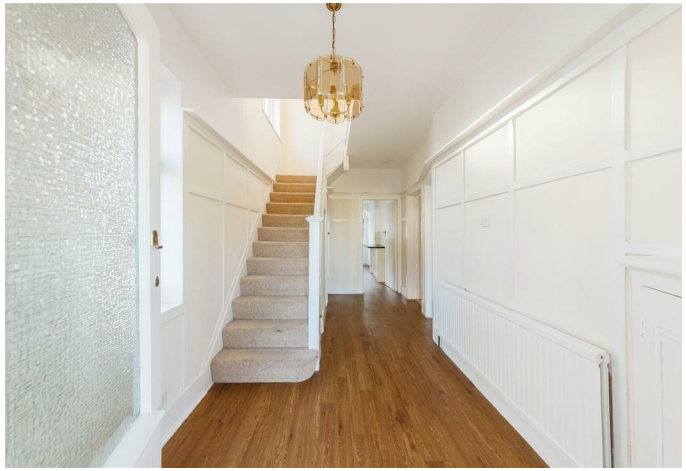












- Three-bedroom semi-detached property
- Garage
- Parking
- Two reception rooms
- Superb location close to Westbury-on-Trym village
- Offered with no onward chain
- Some lovely original detailing retained
- Excellent family home

Guide Price: £735,000

Tenure: Freehold

Council Tax Band: E

EPC Rating: D

Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

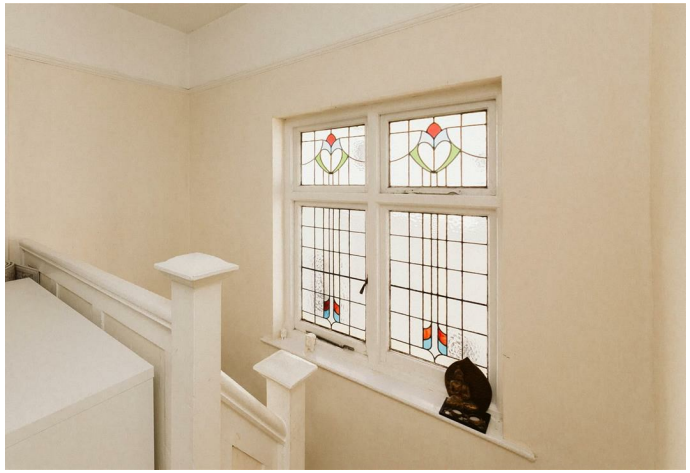
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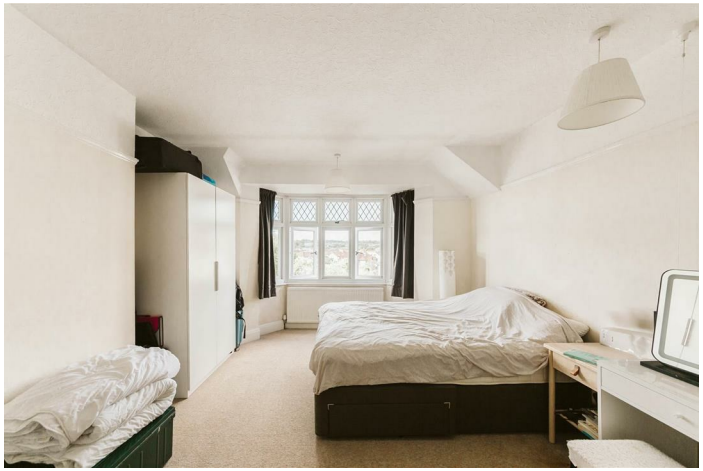
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