



1 Withey Close West, Westbury-on-Trym

Guide Price £850,000

RICHARD  
HARDING



# 1 Withey Close West,

Bristol, BS9 3SX

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A beautifully presented and well-proportioned 4-bedroom, 2 storey family home situated on a neighbourly and well-located cul-de-sac within just 400m of both Elmlea School and the reference point for Bristol Free School catchment. Further benefiting from a fabulous recent (2023) ground floor renovation including a 33ft x 14ft sociable kitchen dining space leading out on to a gorgeous level 48ft x 40ft South-Easterly facing rear garden.

## Key Features

- Easy on street parking, but planning permission approved for driveway if required.
- Highly sought after location withing a short level stroll of the Stoke Lane shops and cafes, whilst being handy for Elmlea School, Canford Park, Durdham Downs and bus connections to all central areas.
- **Ground Floor:** stylish ground floor accommodation includes a wide welcoming entrance hallway with understairs storage and recessed cloakroom/wc, stunning 33ft x 14ft kitchen dining room with fitted *Schmidt* kitchen and bi-folding doors acceding the rear garden, as well as a door through to the separate sitting room and utility room.
- An impressive central entrance hallway with views right through the kitchen/diner out to the sunny rear garden, separate sitting room, ground floor cloakroom/wc, impressive renovated with modern fitted *Schmidt* kitchen.
- **First Floor:** landing with access to a generous loft storage space, 4 double bedrooms and a well-appointed family bathroom/wc.
- **Outside:** beautiful level front and rear gardens, both offering tranquil outdoor space to enjoy with plenty of sunshine and seating areas.
- A stylish and well-arranged family home in a convenient and highly regarded location.





## **GROUND FLOOR**

**APPROACH:** garden gate and central pathway leads through a pretty and well-kept front garden with lawned sections, landscaped flower borders containing various plants, shrubs and a beautiful acer. There is a decked seating area enjoying plenty of afternoon and evening summer sunshine and a central front door accessing the reception hallway.

**RECEPTION HALLWAY:** welcoming and wide central entrance hallway with a view straight through to the rear garden. Staircase rising to first floor landing with useful understairs storage, oak banister and spindles, luxury vinyl herringbone flooring, contemporary radiator, folding door leading off to the ground floor cloak room/wc, part glazed door leading through to the sitting room and wide wall opening creating a sociable connection through to the kitchen/dining space.

**SITTING ROOM:** (16'0" x 10'6") (4.87m x 3.20m) double glazed windows to front, luxury vinyl herringbone flooring, ceiling coving, radiator and door connecting through to the kitchen/dining room.

**KITCHEN/DINING ROOM:** (33'1" x 13'11") (10.09m x 4.24m) a tastefully renovated in the last couple of years, this wonderful sociable space includes a contemporary modern matte handleless *Schmidt* kitchen with high specification and integrated appliances, including Neff double oven, *Neff* combi 5 zone induction hob, 1 ½ bowl sink and drainer unit with *Blanco* mixer tap over, *Neff* integrated dishwasher, storage cupboards and drawers, appliance space for American style fridge freezer, Crittall style pocket door accessing a utility room and ample space for dining and seating furniture with further windows to rear and central bi-folding doors to rear providing a seamless access out on to the rear garden.

**UTILITY ROOM:** (6'3" x 6'0") (1.90m x 1.82m) a practical utility space with modern Viessmann gas central heating boiler, plumbing and appliance space for washing machine and dryer with work counter over and storage cupboards beside. Double glazed window to front and a radiator.

**CLOAKROOM/WC:** a low level wc with concealed cistern, corner wash basin with tiled splashbacks, heated towel rail, tiled floor and extractor fan.

## **FIRST FLOOR**

**LANDING:** a spacious landing with doors leading off to all 4 bedrooms and the family bathroom/wc. Feature alcove recessed book shelving and loft hatch providing access into a generous loft storage space.

**BEDROOM 1:** (14'10" x 8'5") (4.52m x 2.57m) a good-sized double bedroom filled with natural light provided by the double-glazed windows to the front and side. Built in recessed drawers and alcove shelving, radiator and door accessing: -

**En Suite Shower Room/wc:** white suite comprising oversized shower enclosure with system fed shower, low level wc, wall mounted wash basin, part tiled walls, tiled floor, inset spotlights, extractor fan, chrome effect heated towel rail and double-glazed window to rear.

**BEDROOM 2:** (rear) (16'3" max into recess x 9'4") (4.95m x 2.84m) a double bedroom with double glazed windows to rear offering an open outlook over rear and neighbouring gardens. Radiator and recessed storage cupboard.

**BEDROOM 3:** (10'10" x 10'6") (3.29m x 3.19m) a double bedroom with double glazed windows to front, radiator and recessed storage/shelving.

**BEDROOM 4:** (11'11" max into recess x 8'2") (3.63m x 2.50m) a double bedroom with double glazed windows to front, high level linen cupboard with built in shelving and a radiator.

**FAMILY BATHROOM/WC:** (8'10" x 5'3") (2.69m x 1.60m) a white suite comprising panelled bath with system fed shower over and folding glass shower screen, low level wc and wall mounted wash basin with built in storage drawers beneath, tiled walls and floor, heated towel rail, recessed alcove shelving, inset spotlights, extractor fan and double glazed window to rear.





## OUTSIDE

**FRONT GARDEN:** (approx 40ft across x 25ft max) (12.19m x 7.62m) a large level front garden with lawned sections, generous decked seating area attracting much of the late afternoon and early evening summer sunshine. Flower borders containing various shrubs and a central pathway leading up to the front door and round to the gated access to the rear garden.

**REAR GARDEN:** (approx. 48ft x 40ft) (14.63m x 12.19m) a good-sized wide level rear garden with a South-Easterly orientation attracting much of the day's sunshine with a generous paved seating area closest to the property, lawned sections with pathway leading up to a garden shed, flower borders on one side contain various plants and shrubs.

## IMPORTANT REMARKS

**VIEWING & FURTHER INFORMATION:** available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

**FIXTURES & FITTINGS:** only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

**TENURE:** it is understood that the property is freehold. This information should be checked with your legal adviser.

**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: E

### PLEASE NOTE:

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:  
<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- The photographs may have been taken using a wide angle lens.

- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

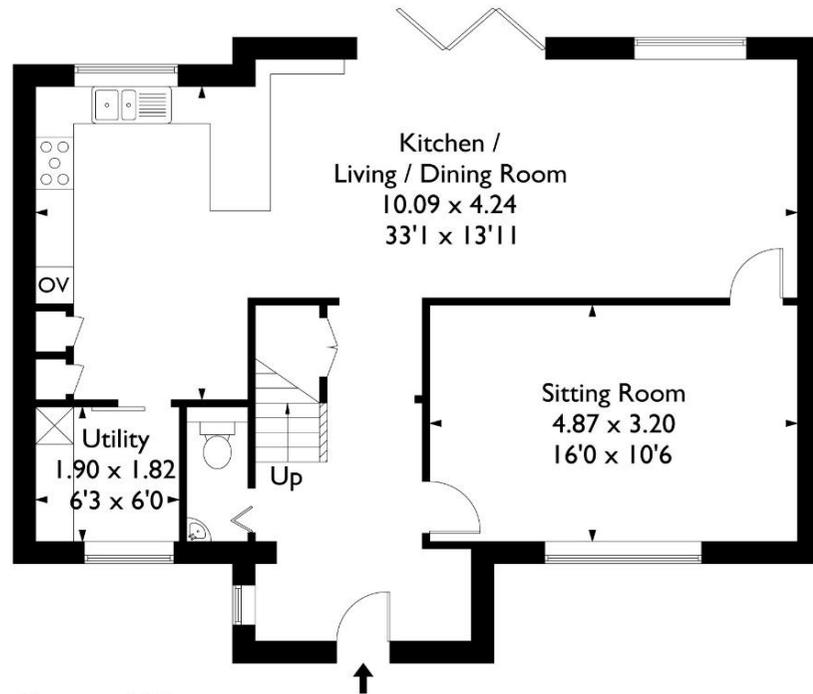
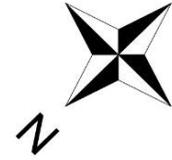
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



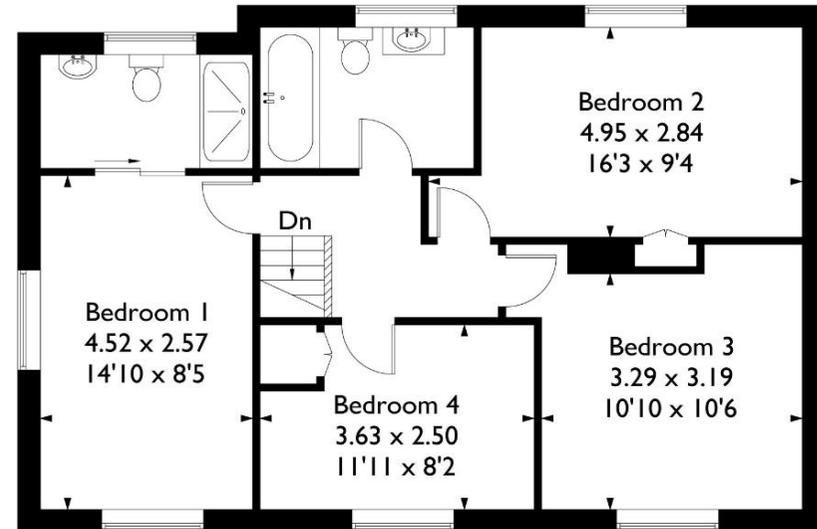


# Withey Close West, Westbury-on-Trym, Bristol, BS9 3SX

Approximate Gross Internal Area = 133.48 sq m / 1436.76 sq ft



Ground Floor



First Floor

This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.