



MEALINGS YARDS HIGH STREET,  
WESTBURY-ON-TRYM, BS9 3ED

**GOODMAN  
& LILLEY**







# MEALINGS YARDS HIGH STREET

## WESTBURY-ON-TRYM BS9 3ED

GUIDE PRICE  
£610,000

A beautifully presented modern detached home in the heart of Westbury-on-Trym

Built in 2017 and set within a quiet executive development, this superb three-bedroom detached house offers contemporary living in a highly sought-after village location. Finished to an excellent standard throughout, the property combines stylish interiors with practical family living.

### Location

Ideally positioned for the shops, cafés and amenities of Westbury-on-Trym village, as well as local schools and excellent transport links to the M4 and M5 motorway networks, this is a fantastic opportunity to acquire a modern, turnkey home in a prime location.

### Accommodation

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

### Ground Floor

The ground floor is centred around an impressive open-plan kitchen/living area, featuring underfloor heating, quality fitted units with solid wooden worktops, and bi-folding doors that open directly onto the private landscaped gardens — ideal for both everyday living and entertaining. A separate utility room, downstairs WC and welcoming entrance hallway further enhance the functionality of the home.

### First Floor

Upstairs, the property offers three well-proportioned family-sized bedrooms. The principal bedroom benefits from a modern ensuite shower room, while the remaining bedrooms are served by a contemporary family bathroom. Additional features include double glazing, gas central heating and ample built-in storage.

### Gardens

Externally, the private garden is mainly laid to lawn with patio seating areas, outside power and tap, and secure fencing, creating a pleasant and low-maintenance outdoor space. The property is accessed via a gated archway from Westbury-on-Trym High Street, with shared paved access, a private bin and recycling store, and a useful side path providing additional external storage.

### Further Information

Council Tax - E

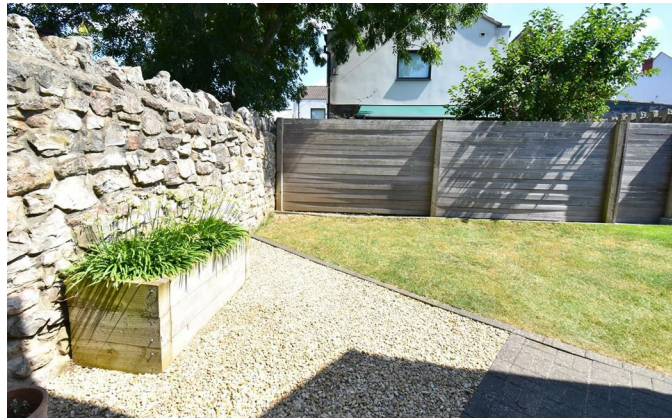
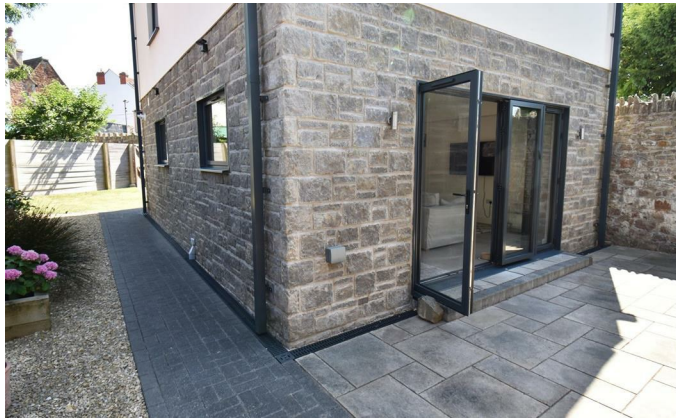
Local Council - Bristol City

Services - Gas, Electric and Mains  
Drainage

- Situated within a quiet executive development in the heart of Westbury-on-Trym
- Separate utility room and downstairs WC
- Private gardens
- Modern three-bedroom detached house, built in 2017
- Three well-proportioned family-sized bedrooms
- Excellent access to local shops, amenities and schools
- Stylish open-plan kitchen/living area
- Principal bedroom with ensuite shower room



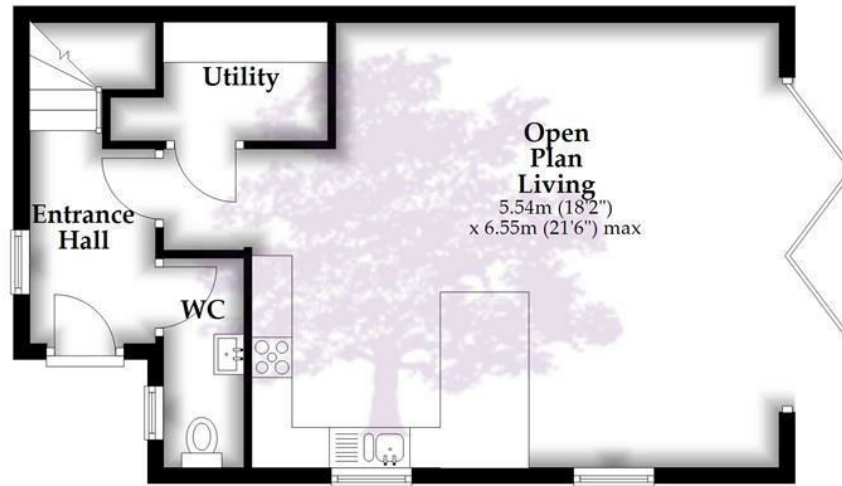




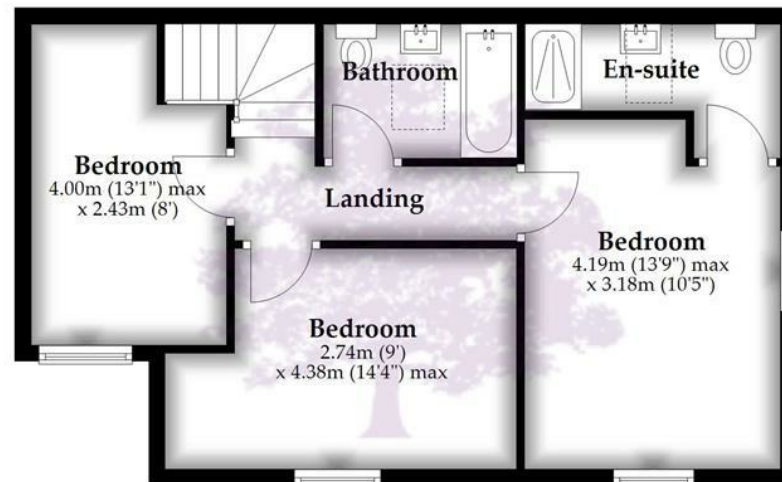
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## Ground Floor



## First Floor



Total area: approx. 97.0 sq. metres (1043.7 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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