



34 The Dell, Westbury-On-Trym, Bristol, BS9 3UD

GUIDE PRICE £725,000

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PROPERTY OVERVIEW

A superbly extended four-bedroom semi-detached family home offering approximately 1,450 sq ft of versatile accommodation, positioned on the same highly regarded road as the ever-popular Elmlea Schools and well within the APR for Bristol Free School.

Beautifully presented throughout, this spacious home has been thoughtfully extended to create a layout perfectly suited to modern family living. The accommodation provides an excellent balance of open-plan entertaining space alongside more traditional reception rooms, making it ideal for growing families and those working from home.

The welcoming entrance hall leads to a bay-fronted sitting room with feature fireplace and wood-burning stove, creating a cosy retreat away from the main living areas. At the heart of the home is an impressive open-plan family room incorporating the kitchen and dining area, providing a fantastic space for everyday life and entertaining. The kitchen is fitted with a comprehensive range of modern units, integrated appliances and a range-style cooker, whilst glazed doors open directly onto the rear garden.

Further ground floor accommodation includes a separate snug with French doors to the garden, a dedicated study ideal for home working, a useful utility room and a contemporary shower room. The first floor offers four well-proportioned bedrooms. The principal bedroom enjoys views over the rear garden and benefits from an en-suite shower room. Three further bedrooms are served by a modern family bathroom, providing excellent flexibility for families of all sizes.

Outside, the property enjoys attractive kerb appeal with a generous block-paved driveway providing off-street parking for two vehicles. To the rear, the enclosed garden has been designed with family life in mind, featuring a large patio for outdoor dining and entertaining, leading down to a lawned garden with space for children to play.

The Dell remains one of Westbury-on-Trym's most sought-after family locations, particularly for buyers looking to secure access to excellent local schooling. Elmlea Infant and Junior Schools are within easy reach, whilst Bristol Free School, Canford Park, Westbury-on-Trym Village, Henleaze High Street and excellent transport links are all close at hand.

A fantastic family home in a location that consistently proves popular with buyers, offered for sale with no onward chain.

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KEY DETAILS

- Extended Semi-Detached Family Home (Approx. 1,450 sq ft)
- 4 Bedrooms
- Impressive Open-Plan Kitchen, Dining & Family Room
- Separate Snug With French Doors To The Garden
- Enclosed Rear Garden With Patio & Lawn
- Well Within The APR For Bristol Free School
- No Onward Chain

Guide Price: £725,000

Tenure: Freehold

Council Tax Band: D

Local Authority: Bristol City Council

Vendors Onward Position:

No Onward Chain

EPC: C

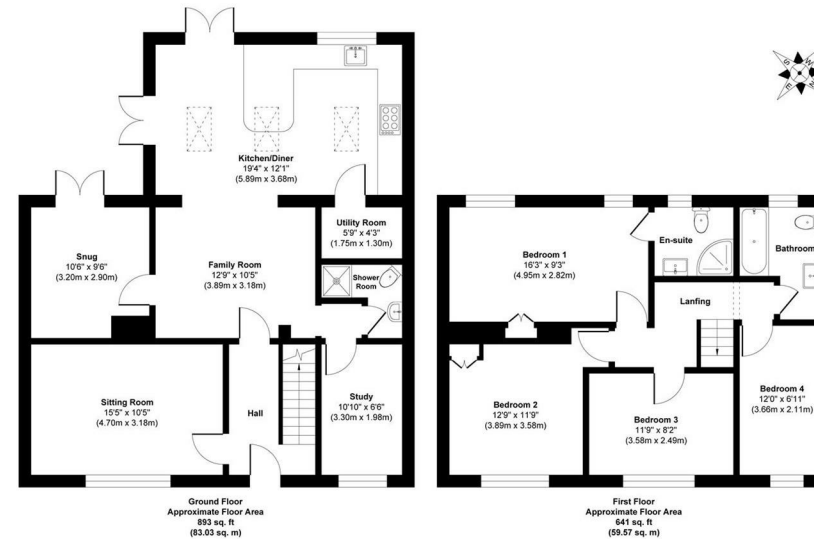
Viewing: By appointment only



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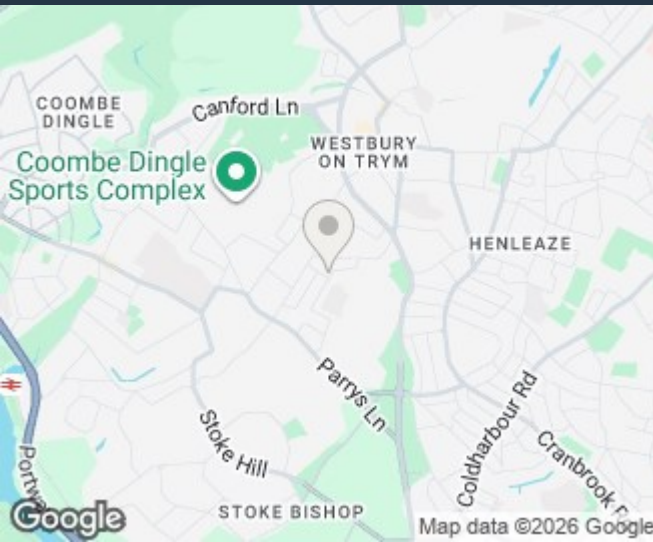
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Approx. Gross Internal Floor Area 1534 sq. ft / 142.60 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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Important Notice:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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