



5 Sandyleaze, Westbury-on-Trym

Guide Price £875,000

RICHARD
HARDING



5 Sandyleaze,

Westbury-on-Trym, Bristol, BS9 3PZ

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An exceptional and generously proportioned three storey semi-detached family home of circa 1,930 sq. ft., with beautiful open plan kitchen/dining/family room leading out onto the private and well established rear garden.

Key Features

- Extended and thoughtfully designed to provide versatile accommodation suited to modern day living.
- **Ground Floor:** entrance porch, hallway, cloakroom/wc, boot room, sitting room, open plan kitchen/dining/family room, hobbies/gym area and utility room.
- **First Floor:** landing, bedroom 1, bedroom 2, bedroom 3 and family bathroom/wc.
- **Second Floor:** landing, bedroom 4, bedroom 5 and bathroom/wc.
- **Outside:** front driveway/garden, garage store and mature private rear garden.
- Positioned in a peaceful part of Westbury on Trym within a level walk of Blaise Castle Estate, Canford Park via footpath and The Dingle.
- Circa 0.5 miles from Westbury village with a range of local shops, cafes and amenities.
- Gas central heating and double glazing throughout.





GROUND FLOOR

APPROACH: from the pavement, block paved driveway leads to the entrance porch via double glazed front door.

ENTRANCE PORCH: ceiling light, tiled flooring, useful space for recycling and shoe storage. Hardwood front door leads into:-

ENTRANCE HALLWAY: a welcoming entrance hallway with ceiling light point, stairs ascend to first floor landing, understairs storage cupboard, radiator, engineered oak flooring, skirting boards. Doors radiate to sitting room, open plan kitchen/dining/family room, boot room and cloakroom/wc.

CLOAKROOM/WC: low level wc, wash hand basin set on panelled vanity unit, inset ceiling downlighter, wood effect laminate flooring.

BOOT ROOM: vaulted ceiling with large Velux skylight, built-in cabinetry plus seating bench. Access doors to underfloor heating controls. Inset ceiling downlighter, radiator, engineered oak flooring, radiator, skirting boards.

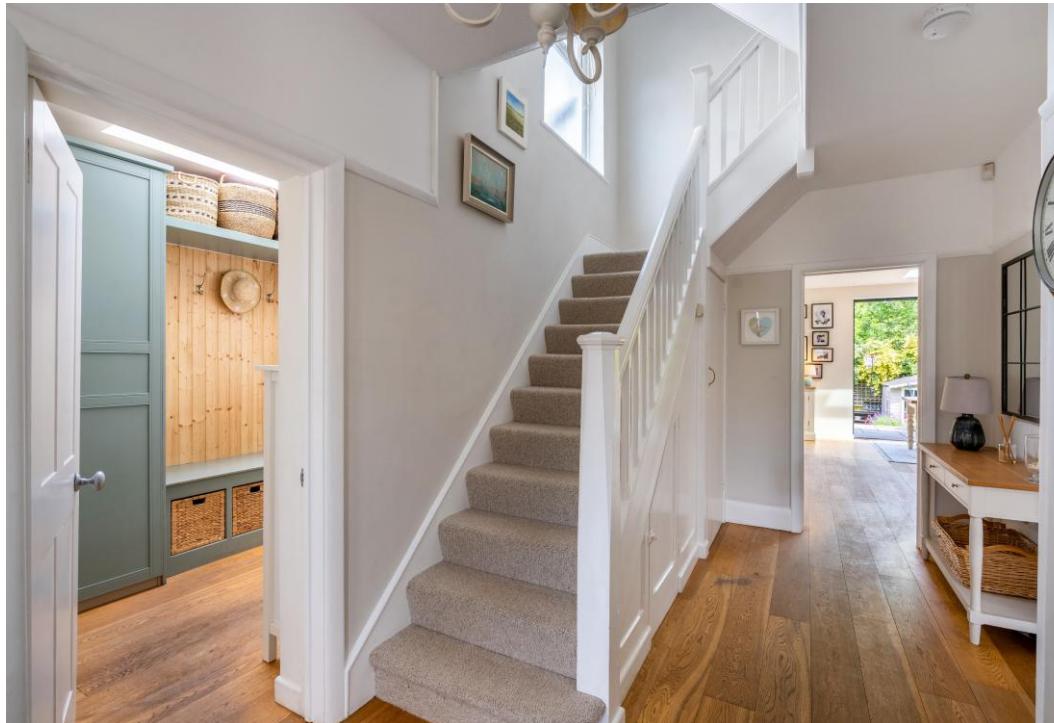
SITTING ROOM: (15'7" x 13'6") (4.75m x 4.12m) a bay fronted room with double glazed windows to front elevation overlooking the front garden, central ceiling light point, coving, picture rail, built-in cabinetry to either side of chimney breast, log burner with painted mantel, radiator, skirting boards.

KITCHEN/DINING/FAMILY ROOM: (28'0" x 22'6") (8.53m x 6.87m) described separately follows:-

Kitchen: a stunning Neptune kitchen with central island, breakfast bar overhang, granite work surfaces, space for large Range cooker. Integrated fridge and dishwasher. Inset Belfast sink with tiled surrounds, inset ceiling downlighters, tiled flooring with underfloor heating.

Dining/Family Area: ample space for dining room furniture plus sofas; a wonderful light filled space with ceiling lantern plus two sets of bi-folding doors with a wonderful outlook over the private rear garden. There is an area currently set up as hobbies/gym space. Inset ceiling downlighters, engineered oak flooring throughout with underfloor heating. Door to:-

UTILITY ROOM: Velux ceiling skylight, wall mounted Worcester combi boiler, fitted wall and base units with wooden worktop over, Belfast sink with mixer tap, space and plumbing for washing machine plus tumble dryer, space for upright fridge/freezer, ceiling light point, tiled flooring, moulded skirting boards.



FIRST FLOOR

LANDING: window to side elevation, stairs ascend to second floor landing, ceiling light point, picture rail, skirting boards. Doors radiate to bedroom 1, bedroom 2, bedroom 3 and family bathroom/wc.

BEDROOM 1: (15'11" x 12'8") (4.84m x 3.86m) bay fronted double bedroom with double glazed windows to front elevation, ceiling light point, built-in bookshelf cupboard, recesses to either side of chimney breast, radiator, moulded skirting boards.

BEDROOM 2: (13'2" x 12'8") (4.01m x 3.86m) a double bedroom with double glazed window to rear elevation with mature leafy outlook, ceiling light point, picture rail, radiator, skirting boards.

BEDROOM 3: (8'2" x 8'0") (2.50m x 2.44m) currently arranged as a study with double glazed window to front elevation, ceiling light point, picture rail, radiator and skirting boards.

FAMILY BATHROOM/WC: a modern white suite comprising of low level wc, wash hand basin set on vanity unit, curved bath with system fed waterfall shower over, inset ceiling downlighters, extractor fan, double glazed windows to side and rear elevations, part tiled walls, radiator, shaver socket, tiled flooring with underfloor heating.

SECOND FLOOR

LANDING: window to side elevation, inset ceiling downlighters, skirting boards. Doors radiate to bedroom 4, bedroom 5 and bathroom/wc.

BEDROOM 4: (14'6" x 8'7") (4.41m x 2.62m) a double bedroom with double glazed window to rear elevation, inset ceiling downlighters, radiator and moulded skirting boards.

BEDROOM 5: (19'7" x 8'11") (5.96m x 2.73m) a double bedroom with two large Velux skylights to front elevation, eaves storage cupboards, radiator, inset ceiling downlighters, skirting boards.



BATHROOM/WC: a modern white bathroom suite comprising of low level wc, wash hand basin set on vanity unit, panelled bath with system fed shower over, tiled surrounds, inset ceiling downlighters, extractor fan, double glazed window to rear elevation, shaver socket, skirting boards, tiled flooring with underfloor heating.

OUTSIDE

FRONT GARDEN: a low maintenance front garden which is mainly laid to block paved driveway, deep flower border housing a variety of mature plants, shrubs and bushes, double wooden doors giving access to the storage garage.

GARAGE STORE: (6'11" x 5'10") (2.11m x 1.78m) a useful space for outdoor equipment, bikes etc.

REAR GARDEN: accessed via the kitchen/dining/family room via bi-folding doors; level flagstone patio area with steps leading down onto the level lawn. A variety of mature trees, plants and shrubs to the borders. Wooden decked seating area at the rear of the garden enjoying the afternoon sunshine, wooden painted summer house and an outside tap. The garden is fully enclosed by wooden fence panels with concrete posts.

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		
69-80	C	70 C	80 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.



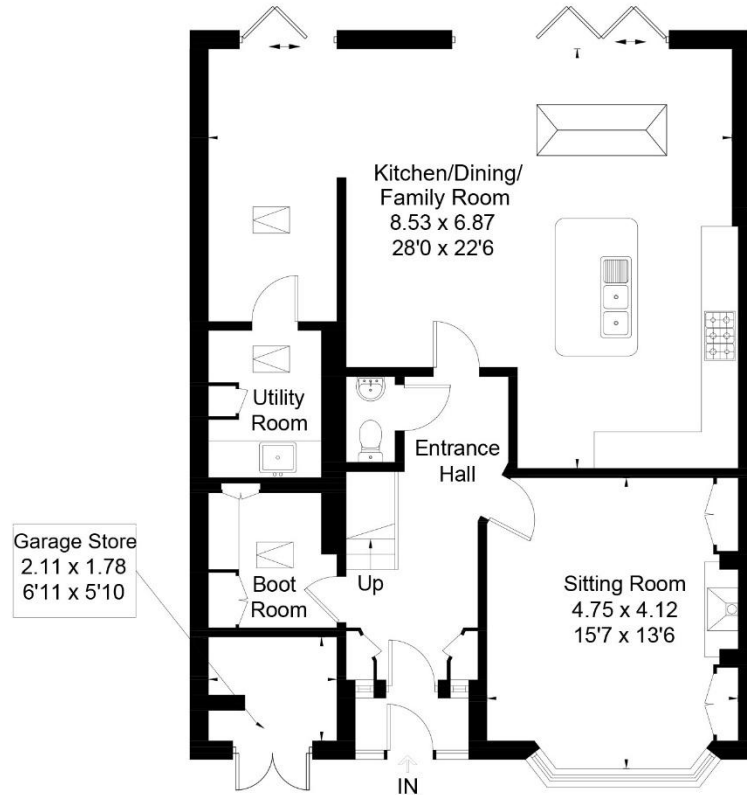


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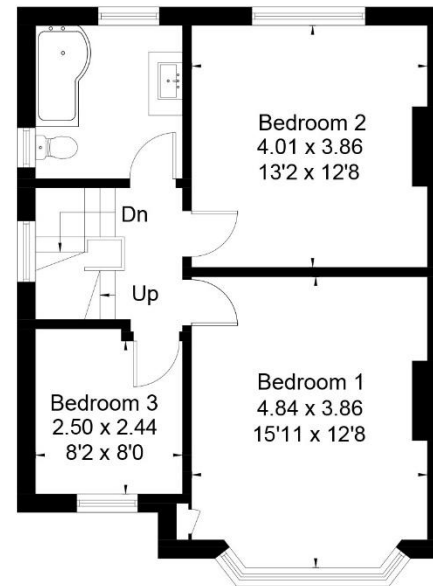
Approximate Floor Area = 179.1 sq m / 1928 sq ft

Garage Store = 3.7 sq m / 40 sq ft

Total = 182.8 sq m / 1968 sq ft



Ground Floor



First Floor



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #110345