



1 WHITELEAZE, WESTBURY ON TRYM, BS10 5ED



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WESTBURY ON TRYM , BS10 5ED

- Extended 1930s Semi Detached Home
- Three Bedrooms
- Popular Cul de Sac Location
- Well Presented
- Attractive Gardens
- Garage and Driveway Parking

SUMMARY

The house itself boasts a welcoming porch and entrance hall, a bay fronted sitting room, an extended open plan kitchen / dining room with double doors into the rear garden, and a useful utility room, with three generous bedrooms and quality bathroom to the first floor. Outside is a wonderful sized rear garden, garage and private driveway parking to the front.

GROUND FLOOR

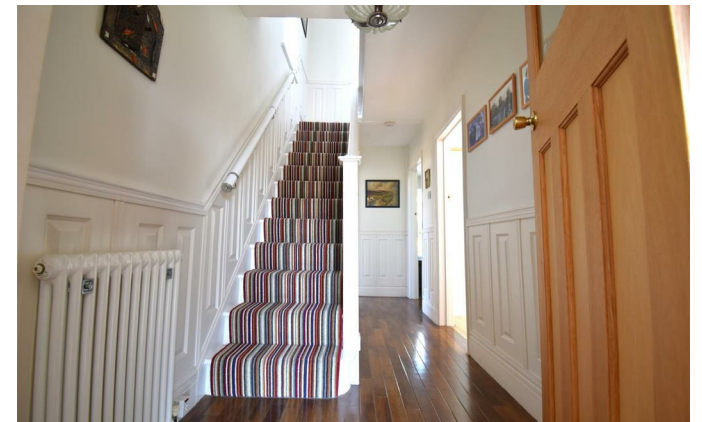
The property is entered via a welcoming porch leading into a bright and inviting entrance hall, setting the tone for the well presented accommodation throughout. To the front of the property is an attractive bay fronted sitting room, offering views of the front garden and a feature fireplace ideal for relaxing and entertaining.

To the rear, the home has been thoughtfully extended to create a superb open plan kitchen / dining room, forming the heart of the home. The space provides ample room for both cooking and dining, with double doors opening directly onto the attractive rear garden, allowing for plenty of natural light and seamless indoor-outdoor living. A useful utility room adds further practicality and additional storage space.

FIRST FLOOR

The first floor comprises three generous bedrooms, all well proportioned and offering versatile accommodation for families, guests or home working requirements. The bedrooms are served by a modern family bathroom.







GARDENS PARKING AND GARAGE

Externally, the property benefits from a wonderful sized rear garden, providing an excellent space for outdoor entertaining, family enjoyment and gardening enthusiasts alike. To the front of the property is a front garden with private driveway parking along with access to the garage, offering further storage or parking solutions. The present owner did get planning approved for part of the garage to become a useful downstairs wc, The permission has expired but should be easy to reinstate if required.

USEFUL INFORMATION

Tenure: Freehold

Local Authority: Bristol Council Tel: 0117 922 2000

Council Tax Band: C

Services: Mains Gas, Water, Drainage and Electric.



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FLOORPLAN

FOR GUIDANCE ONLY, NOT TO SCALE AND NOT
TO BE RELIED UPON AS A STATEMENT OF FACT.

TOTAL SQUARE FOOTAGE: 1134.00 SQ FT

COUNCIL TAX BAND: C

RECEPTION ROOMS: 1

BEDROOMS: 3

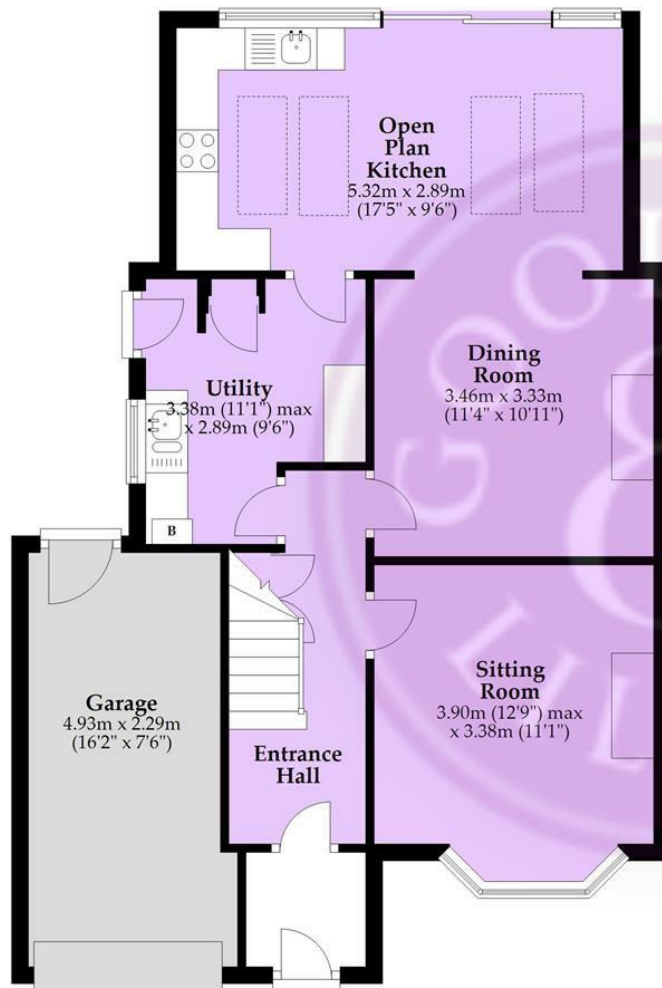
BATHROOMS: 1

TENURE: FREEHOLD



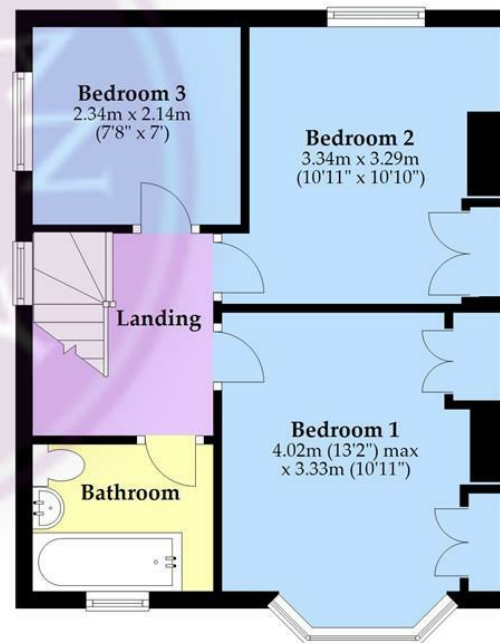
Ground Floor

Approx. 68.3 sq. metres (734.6 sq. feet)



First Floor

Approx. 37.1 sq. metres (399.0 sq. feet)



Total area: approx. 105.3 sq. metres (1133.6 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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