



A substantial family home close to a wide array of amenities.

Withey Close West, Westbury on Trym, Bristol, BS9

£725,000 Freehold



5 bedroom semi-detached family home • Sitting room • Kitchen/breakfast room • Dining room • Indoor swimming pool • Off street parking and garage • Front garden and mature and private rear garden • EPC Rating = D

About this property

Enjoying a tranquil location at the end of a residential cul-de-sac is this five bedroom semi-detached family home.

The accommodation is set across two floors measuring approximately 2,359 sq ft. A generous entrance hall provides access to all ground floor accommodation including a sitting room at the front elevation with double glazed bay window, coving, ceiling rose and fireplace with inset fire. At the rear, a spacious kitchen/breakfast room enjoys a dual aspect with a range of wall and base units, laminated worktop surfaces and space for appliances. A single door leads to the enclosed rear garden. Adjacent is the dining room which, in addition to the kitchen/breakfast room, has underfloor heating and a useful serving hatch. Double glazed sliding doors lead to the indoor swimming pool which measures approximately 7.30m x 3.65m and features a counter current generator. Twin double glazed sliding patio doors provide natural light and access to the level garden. There is a useful wet/changing room with wash hand basin, low level WC with shelving above, fully tiled including a wet room tiled shower area with wall mounted hand held, body jets and shower over.

Upstairs are five well-proportioned bedrooms including

the principal bedroom at the front elevation with under carpet heating, a bay-fronted double glazed window and in-built bedroom furniture. The remaining bedrooms include further in-built storage and are serviced by a family bathroom with under floor heating, low level WC, wash hand basin and corner spa bath with in-built body jets, lighting and radio function. In addition there is a separate shower room.

Outside and to the front there is tandem parking leading to a single garage and a front garden which is laid to lawn. The private rear garden includes many mature trees and shrubs including eucalyptus and magnolia, an extensive patio which runs alongside the swimming pool and a secluded bamboo decked area. Predominantly laid to lawn with hedging and fence panelled boundaries providing privacy and security.

Tenure

Freehold

Local Authority

Bristol City Council, Bristol

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clifton Office.
Tele: +44 (0) 117 933 5800.





Approximate Floor Area = 219.2 sq m / 2359 sq ft



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Local Information

Westbury on Trym lies to the North West of Bristol's commercial centre and enjoys a wide array of amenity including Stoke Lane, where there are cafes, restaurants and hosteleries. There are a wide variety of schools, state and independent, primary and secondary including Elmlea and Bristol Free School. Conveniently positioned for access into the City Centre or motorway networks. Bristol has two mainline train stations, the closest of which is Temple Meads with services to a number of cities nationwide. Bristol Airport offers flights to many European cities and some long haul destinations.

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |

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