



9, CONISTON AVENUE,  
WESTBURY-ON-TRYM, BS9 3SA

GOODMAN  
& LILLEY













# 9, CONISTON AVENUE

## WESTBURY-ON-TRYM BS9 3SA

# GUIDE PRICE

## £900,000

Nestled within a highly sought-after cul-de-sac in Westbury-on-Trym, this wonderfully appointed 1930s semi-detached family home offers a rare combination of character, space and modern finish. Immaculately presented throughout, the property boasts four generous double bedrooms, including a principal suite with en-suite facilities, loads of storage, making it ideal for family living.

The ground floor has been thoughtfully designed with a keen eye for detail, blending period charm with contemporary touches to create a warm and inviting home. To the rear, the level, landscaped gardens provide a fantastic outdoor space for both relaxation and entertaining, with far-reaching views across the Coombe Dingle sports fields beyond.

Further benefits include a private driveway, garage, gas central heating and double glazing, ensuring comfort and convenience all year round.

Situated in one of Bristol's most desirable locations, the property is perfectly placed for excellent local schools, transport links, village amenities and access into Bristol City Centre.

Viewing is highly recommended to truly appreciate the quality and lifestyle on offer with this beautiful family home.

### Location

Conveniently positioned in a sought-after cul-de-sac with the Coombe Dingle sports ground directly to the rear, this property enjoys a prime location in one of BS9's most desirable areas. A wide selection of local shops, cafés and restaurants can be found within walking distance on Stoke Lane, as well as in nearby Westbury-on-Trym and Stoke Bishop.

The location is particularly popular with families, being just a few hundred metres from Elmlea Infant and Junior Schools and lying within the catchment for Bristol Free School at secondary level. In addition, several highly regarded independent schools are close at hand.

For leisure and recreation, the wide open spaces of Durdham Downs are easily accessible, while excellent transport links provide straightforward access to the M5/M4 motorway network, Bristol city centre and Bristol Airport.

### Accommodation

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

### Approach

A lawned front garden with decorative brick paviour surround leading to driveway, and overhang porch which in turn provides access to the property.

### Entrance Hallway

Solid wood entrance door, obscured double glazed windows to front, feature archway, feature

radiator, access to under stairs storage, stairs to upper floors accommodation, doors to cupboard and doors to ground floor rooms.

### Downstairs Cloakroom / WC

Obscured double glazed window to side, fitted suite comprising; wash basin and low level WC, access to under stairs storage and radiator.

### Sitting Room

Double glazed bay window to front of the house, picture rails, feature cast iron open fireplace with tiled inset and feature radiator.

### Open Plan Kitchen / Dining Room

Formerly two rooms and measuring the full width of the property. The kitchen area has a double glazed window to rear overlooking private garden and sports field beyond, underfloor heating, modern matching wall and base units with quality worktop surfaces, inset sink unit with fitted instant boiling water tap over, integrated appliances, induction hob with extractor canopy over, and breakfast bar area. The kitchen opens into the dining area which has double glazed bi folding doors overlooking and providing access to the rear garden. There is ample space for a large dining table creating an open plan living space across the back of the property. Separate door to the garage.

### Playroom / Therapy Room / Utility

The garage, with external electric roller door, is currently used as another room with feature vertical radiator, that would make an ideal playroom or therapy room. At the rear it has a

partition wall leading on to a separate utility area, housing the modern gas Worcester boiler, plumbing for washing machine and double glazed door providing access to the rear garden.

### First Floor Landing

Double glazed window with feature leaded stained glass inset, access to storage within loft space, stairs to second floor accommodation and doors to first floor rooms.

### Bedroom One

Double glazed bay window to rear overlooking the family garden with superb views to Sports Field behind, built in wardrobe / cupboard and radiator.

### Bedroom Two

Double glazed bay window to front with additional double glazed window to side, and radiator.

### Bedroom Three

Double glazed window to rear again overlooking the garden and Sports Fields behind, radiator.

### Large Family Bathroom

Obscured double glazed windows to side, a four-piece white suite comprising; wash basin with mono taps over, low level WC, bath with central mixer taps and a separate walk-in shower cubicle, tiled surrounds to all wet areas, two heated towel rails and fitted tiled flooring.

### Second Floor Landing

Velux window, twin doors leading to large loft space storage and doorway to an en-suite bedroom.

### Bedroom Four

Dual aspect double glazed window to rear overlooking the garden and stunning views of the Sports Fields behind with additional Velux window to front, recessed shelving to alcoves, radiator, access to additional storage areas within the loft space and doorway to the en-suite shower room.

### En Suite

Fitted with walk in shower cubicle, wash basin and WC, double glazed window to the side.

### Outside

### Gardens

A private rear garden measuring approximately 17m in length comprising of a patio area before a generous lawn area with borders to side, large garden shed, with a larger patio measuring the full width of the property at the rear offering a private outlook onto the Sports Fields.

### Garage and Driveway Parking

The garage has access from the kitchen, it's versatile as described in more detail above, and an electric roller door from the front driveway. Currently the garage is used as another room with partition wall providing a separate utility area housing the modern gas Worcester boiler, plumbing for washing machine and double glazed door providing access to garden.



- Beautifully presented four bedroom 1930's family home
- Generous family garden overlooking sports field
- Delightful far reaching views over open playing fields
- Popular Westbury on Trym cul-de-sac position
- En-suite facilities to master bedroom
- Garage & driveway
- Open plan kitchen/diner with doors to garden
- Within close proximity to Elmlea and Bristol Free Schools







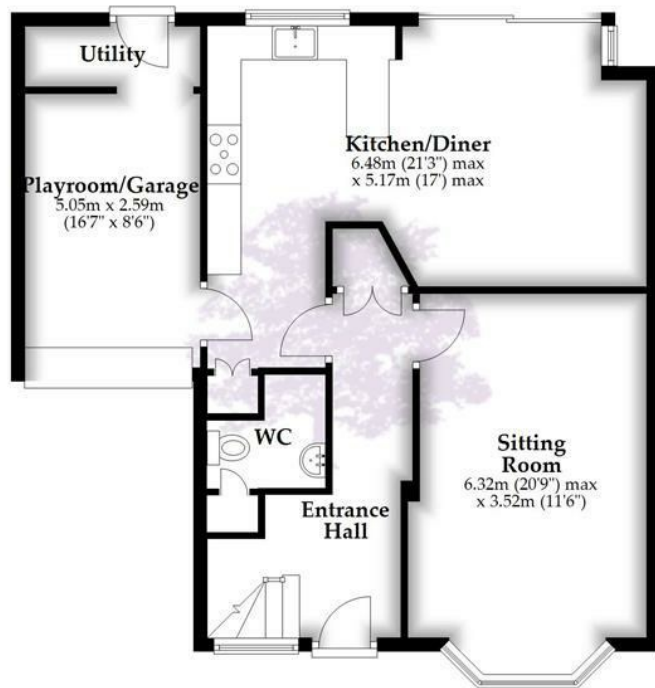


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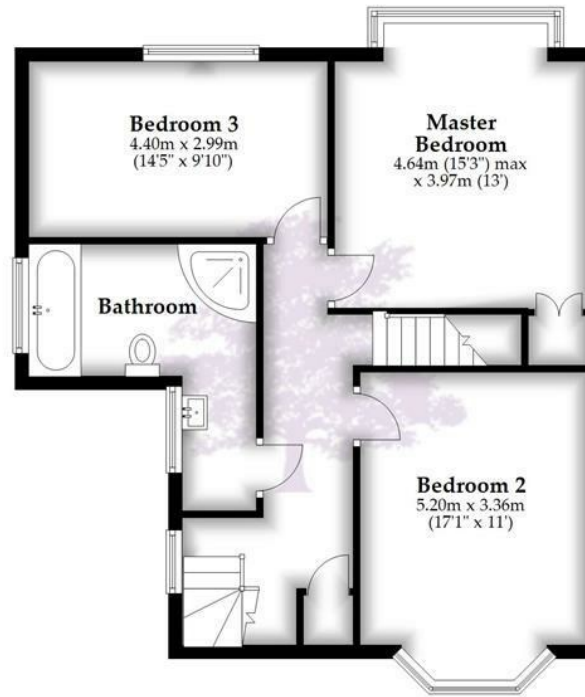




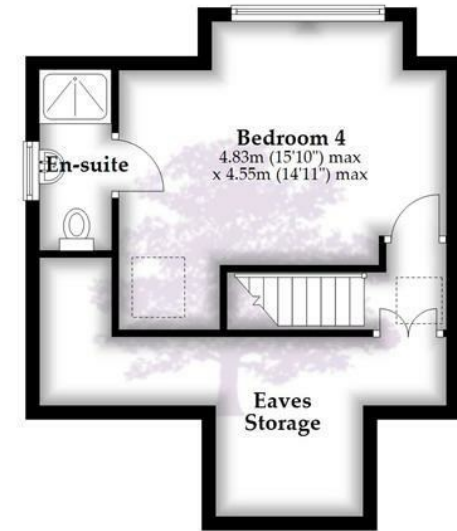
Ground Floor



First Floor



Second Floor



Total area: approx. 177.2 sq. metres (1907.0 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.



## HENLEAZE

156 Henleaze Road  
Henleaze BS9 4NB  
henleaze@goodmanlilley.co.uk

0117 213 0777

## PORTISHEAD

36 High Street  
Portishead BS20 6EN  
sales@goodmanlilley.co.uk

01275 430 440

## SHIREHAMPTON

9 High Street  
Shirehampton BS11 0DT  
shire@goodmanlilley.co.uk

0117 213 0333

## LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

## LAND & NEW HOMES

156 Henleaze Road  
Henleaze BS9 4NB  
LNH@goodmanlilley.co.uk

0117 213 0151



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