



49 WELLINGTON WALK,  
WESTBURY-ON-TRYM, BS10 5EU

GOODMAN  
& LILLEY













# 49 WELLINGTON WALK

## WESTBURY-ON-TRYM BS10 5EU

ASKING PRICE  
£625,000

A highly attractive and substantial 1930's semi detached family home situated in the highly regarded and ever popular cul-de-sac position of Wellington Walk. The property is also positioned in a highly convenient position for local amenities including Horfield C.O.E School, both Henleaze & Westbury-on-Trym shops, Southmead Hospital and a host of major employers at Filton.

This is a wonderful home in a sought after position and we highly recommend a viewing at the your first opportunity.

Call, Click or Come in and visit our experienced sales team. [henleaze@goodmanlilley.co.uk](mailto:henleaze@goodmanlilley.co.uk)

### Location

Wellington Walk has an amazing community feel, celebrated with the popular yearly street parties. The property is situated at the quiet cul-de-sac end of the road and is near the wide selection of local shops, cafes and supermarkets in Henleaze and Westbury-on-Trym and is a short walk to nearby to Baddock's Wood and Henleaze Swimming Lake.

Local schools further enhance the appeal of this area including Henleaze Infants and Junior Schools, Horfield Primary School, Bristol Free School and Orchard Secondary School.

There are superb transport links to Bristol City Centre, the M4/M5 motorway network, Cribbs Causeway Shopping Mall. There are also large employers such as Southmead Hospital, Airbus, Rolls Royce, MOD, BAE Systems and GKN all situated just a short distance away making this lovely home the ideal choice for families and professionals.

### Summary

The accommodation is arranged over two floors and briefly comprises: front porch

with period front door opening to the entrance hall, two sizeable reception rooms and a good-sized kitchen opening to the rear garden to the ground floor, with three bedrooms and family bathroom with underfloor heating to the first floor.

There is also a large loft space, offering huge potential to convert, subject to necessary planning consent, as well as a good-sized South Easterly facing family friendly garden, driveway and garage which completes the package.

### Accommodation

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

### Ground Floor

#### Entrance

Via a porch and front door to the entrance hall with radiator, storage cupboard housing gas meter, stairs to first floor landing with under stairs storage cupboard housing gas boiler, attractive tiled effect floor, walnut wood doors to ground floor accommodation.

### Sitting Room

With large bay window out to the front of the house, feature fireplace and picture rails.

### Kitchen / Dining Room

The kitchen/diner is the heart of this home. This open-plan space features a modern kitchen, French doors connecting to the large private rear garden, and the added comfort of underfloor heating, making it the perfect open plan space for hosting family dinners or entertaining guests.

### First Floor

#### Landing

Generously sized with window to the side aspect and loft access.

#### Bedroom One

A large main bedroom with bay window to the front elevation.

#### Bedroom Two

The second double bedroom located to the rear of the house with view across the garden.

#### Bedroom Three

Window to the front of the house.

#### Bathroom

Fitted with a quality modern suite comprising bath, separate shower cubical, wash basin and low level wc, tiled walls and floor with underfloor heating.

### Outside

#### Gardens

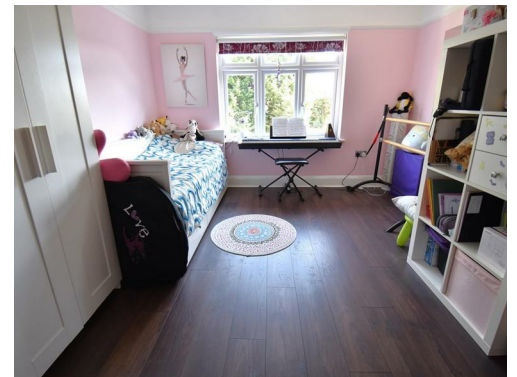
To the front of the property is a small garden laid to lawn, driveway to garage at the side and front door. The rear garden has a South Easterly aspect and is of a good size, laid predominantly to lawn with mature shrubs occupying the borders, patio and room for children's out door play equipment.

#### Garage / Driveway Parking

There is a single garage located to the side / rear of the house with a driveway providing access and additional parking.

### Further Information

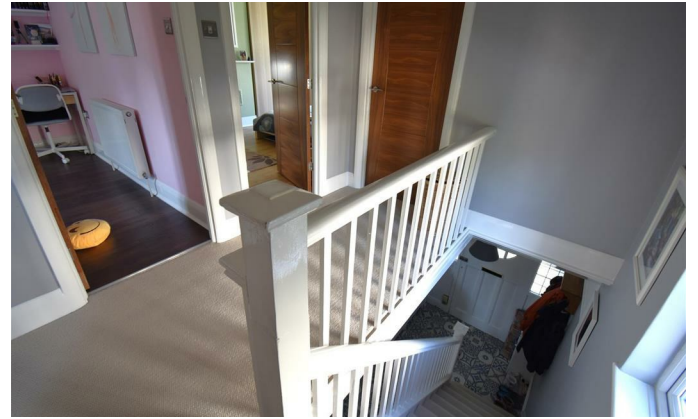
- New boiler installed 2019, serviced annually
- Engineered wood flooring throughout
- Hallway, bathroom & kitchen/diner retiled
- Integrated fitted kitchen with induction hob, quartz worktop & zebrawood breakfast bar
- New (modern) radiators in bathroom & kitchen/diner
- New French doors and porch fitted in 2022
- External electric power supply in rear garden
- Open fireplace in sitting room



- Attractive 1930s Semi-Detached Home
- Enclosed South Easterly Facing Rear Garden
- Highly Regarded Cul-De-Sac Position
- Garage & Driveway Parking
- Three Bedrooms
- Close To Henleaze & Westbury Village Shops





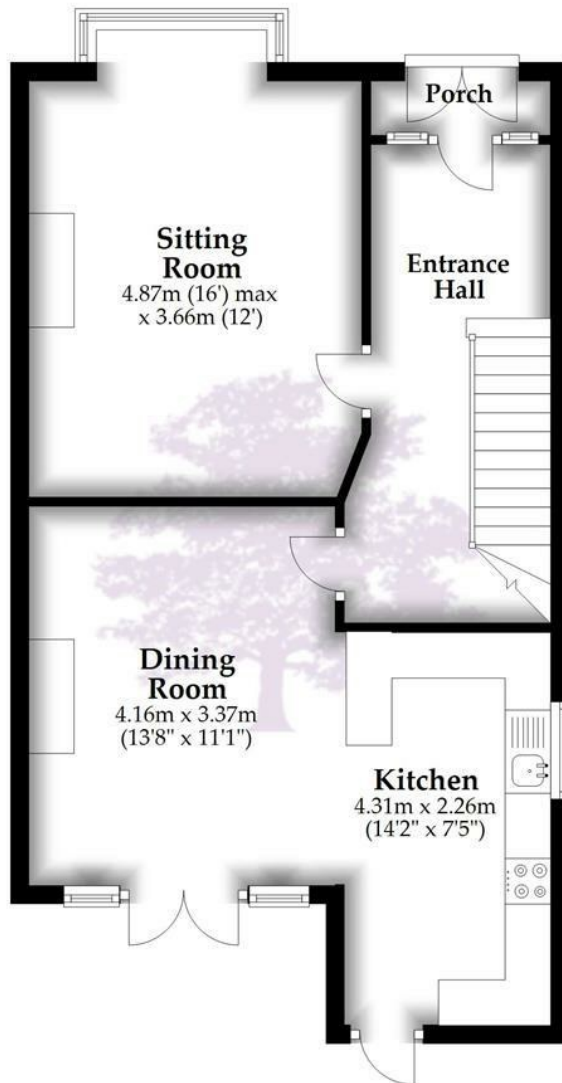


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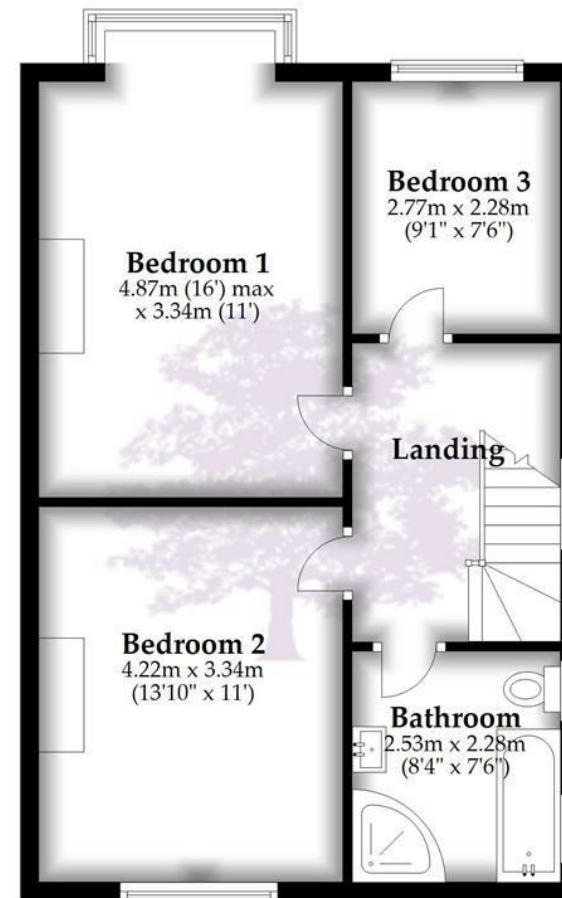
## Ground Floor

Approx. 54.6 sq. metres (587.4 sq. feet)



## First Floor

Approx. 50.8 sq. metres (547.3 sq. feet)



Total area: approx. 105.4 sq. metres (1134.7 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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