



161 SOUTHMEAD ROAD,
WESTBURY-ON-TRYM, BS10 5DW

GOODMAN
& LILLEY







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WESTBURY-ON-TRYM BS10 5DW

ASKING PRICE
£465,000

A wonderful three bedroom 1920's terrace home with potential to extend either at the rear or in the loft space subject to planning, located in a sought after position close to both Henleaze and Westbury village High Streets with excellent transport links to Clifton and the City Centre as well as the MOD, the new Southmead Hospital and the M4/M5 motorway networks.

Due to its location and competitive price we anticipate a great deal of interest. Contact one of our property specialists to arrange your viewing today.

Summary

The generous accommodation which is set over two floors comprises a sitting room with open fire, a generous open plan kitchen/dining room with log burner which opens out to the attractive rear garden. To the first floor there are three bedrooms and a modern bathroom with shower. There is a good filling of space with the property and a parking / potential garage space to the rear.

Location

Situated in the popular location of Westbury on Trym close to the local amenities of both Henleaze and Westbury High Streets. A very family orientated area with good local schools (Bristol Free School Catchment) and open green areas. Furthermore, there is also easy access to all parts of the City, Southmead Hospital, Cribbs Causeway, Henleaze Lake, Badock's Woods, Horfield Common and the City Centre.

Accommodation

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

Entrance Hallway

The whole house offers generous room sizes and the hallway offers the same with stairs rising to the first floor, attractive flooring, fitted by the present owners and doors to all ground floor rooms.

Sitting Room

Large double glazed bay window to the front aspect, feature fireplace.

Open Plan Kitchen / Dining Room

A superb open plan kitchen / dining room incorporating a modern fitted kitchen area with integrated appliances and central island that opens into and generous dining area with space for a table and chairs. The attractive wood effect flooring is continued in this room and there are double glazed windows and double doors to the rear garden and a useful built bin pantry.

First Floor

Landing

With doors to all first floor rooms and ample space for stairs should anyone wish to convert the loft space.

Bedroom One

To the rear of the house with double glazed window overlooking the garden and high quality bespoke fitted wardrobes installed by the current owners since living in the property.

Bedroom Two

The second double bedroom to the front of the house with double glazed window and fitted quality wardrobe.

Bedroom Three

Double glazed window to the front aspect.

Bathroom

Fitted with a four piece quality suite comprising of a feature free standing claw foot bath, high level wc, wash basin and separate shower cubicle. Double glazed window to the rear and attractive tiled surrounds.

Outside

Front Garden

The front garden sets the house beautifully back from the road with mature shrubs and trees, and stone pathway to the front door.

Rear Garden

Attractive sunny west facing rear garden enclosed by fencing and comprising a patio area, two lawn areas split by a pathway leading to the rear of the garden where there is a timber built shed. There is secure access to the garden from the rear of the house with an allocated parking space.

Vendor Comment

We bought this property five years ago and have absolutely loved calling it home. Moving out of the city centre gave us so much more—extra space, an off road parking space, and a generously sized garden where we've spent countless happy evenings.

One of the things we've most enjoyed is the location. It's just a short walk to both Henleaze and Westbury-on-Trym, where we often head for brunch—FED is our favourite spot—or for drinks at the Eastfield Inn on a Friday night. Both areas offer a great range of shops, cafes, and other amenities.

Despite being on a main road, the house itself is surprisingly peaceful inside. It's ideally situated

for the amenities of North Bristol and just a short bus ride to Whiteladies Road or the city centre.

This has truly been the perfect first home for us, and we hope the next owners love it just as much as we have.



- Excellent Location
- Double Glazed / Gas Heating
- Three Bedrooms
- Open Plan Kitchen / Dining Room
- Generous Room Sizes
- Attractive Gardens / Rear Parking

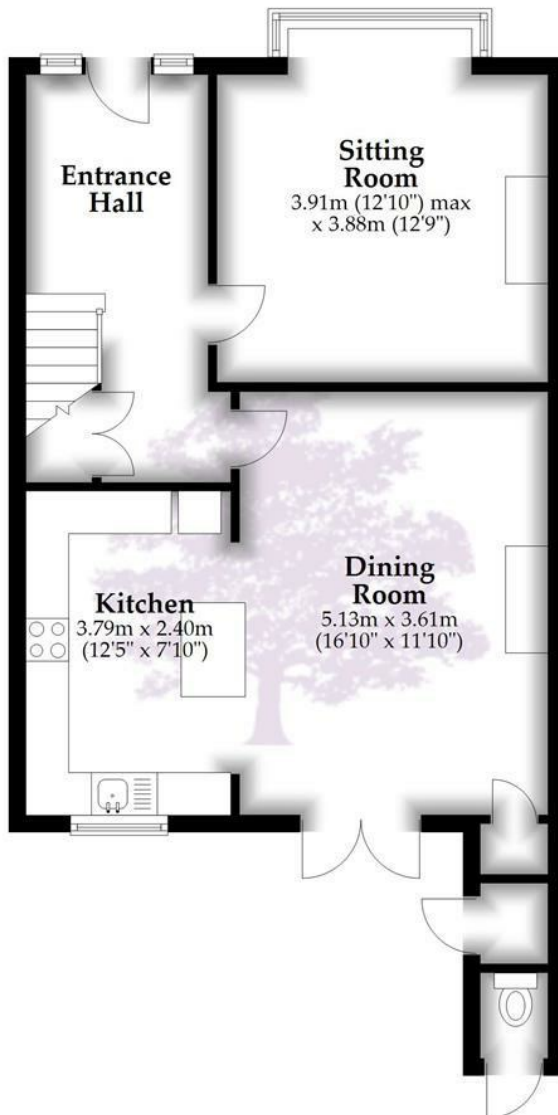




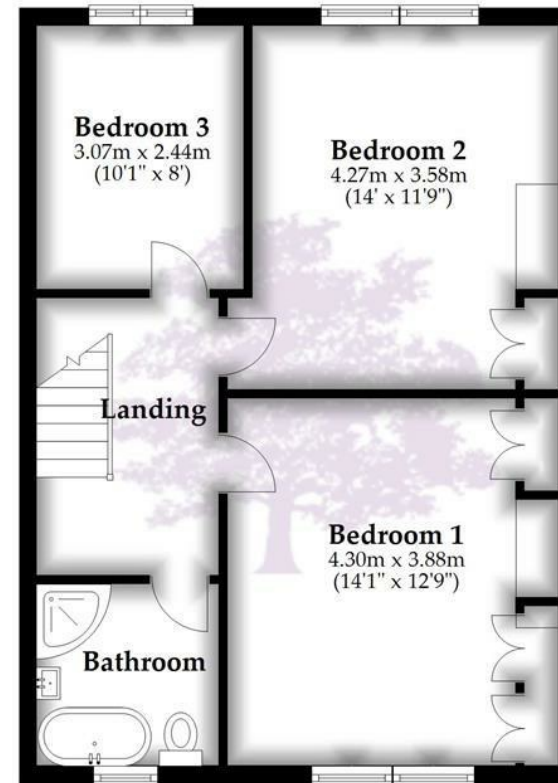
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Ground Floor



First Floor



Total area: approx. 108.6 sq. metres (1168.8 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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