



35 ROYAL VICTORIA PARK,  
BRISTOL, BS10 6TD

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**GOODMAN  
& LILLEY**







# 35 ROYAL VICTORIA PARK

BRISTOL BS10 6TD

£500,000

A stunning well designed three bedroom executive home with west facing garden, driveway parking and garage located in a wonderful cul de sac position on a sought after development just on the outskirts of Westbury on Trym.

This property must be viewed to fully appreciate all that it offers. Call, Click or Come in and visit our experienced sales team for more information.

## Summary

The generous accommodation is set over three floors and includes three bedrooms, an en suite to the master bedroom, family bathroom, 20 ft sitting room, generous kitchen/dining room, utility area and a downstairs cloakroom.

## Location

This home is situated in a lovely tucked away position in the highly regarded Royal Victoria Park development. This highly regarded development is located in North-West Bristol on the edge of Westbury-On-Trym. The development is situated in the grounds of a Georgian Country Mansion. It offers easy access to Cribbs Causeway shopping mall and the M5 at Junction 17. There are main bus routes into the City Centre and Cabot Circus on the A4018.

## Accommodation

### Ground Floor

#### Entrance

Via attractive front door and porch to the main hallway.

### Downstairs Cloakroom/WC

Fitted modern low level WC and wash basin, window to the front.

### Dining Room

Beautiful glazed atrium to the rear with double doors and floor to ceiling windows out to the rear garden, vinyl floor, cupboard under stairs, with double doors opening into the kitchen.

### Kitchen

A wonderful fitted kitchen, with a range of base and eye level units and integrated appliances.

### First Floor

#### Landing

A great light space with an array of windows and glazing, doors to the bedrooms and bathroom and double doors to the sitting room.

### Sitting Room

An impressive 20 ft sitting room with a minstrel gallery to the rear overlooking the dining room below, box bay window to the front and feature stone fireplace.

### Bedroom 2

Window to the front aspect, built in wardrobe.

### Bedroom 3

Window to the rear overlooking the rear garden, built in storage.

### Bathroom

Fitted quality modern suite with panelled bath, shower off of mixer taps, wash basin and concealed cistern WC, tiled surrounds and window to the front.

### Second Floor

#### Landing

Window to the rear, door to the master suite.

### Master Bedroom

A wonderfully sized main bedroom with window to the rear overlooking the garden, velux window to the front, opening into a dressing area with fitted cupboards and wardrobes, door to en suite.

### En Suite Shower Room

Fitted quality suite comprising shower, wash basin and WC, tiled surrounds and velux window to the rear.

### Outside

#### Front Garden

A well planned front garden with attractive shrub and tree beds, driveway parking for two cars that provides access to the garage.

#### Rear Garden

A superb West facing rear garden of good size with artificial lawn and patio areas, enclosed by fencing, a wonderful space to enjoy the sun. Doors from the dining room and garage.

### Further Information

Tenure: Freehold

Local Authority: Bristol Council Tel: 0117 922 2000

Council Tax Band: E

Services: Mains Gas, Water, Drainage and Electric.



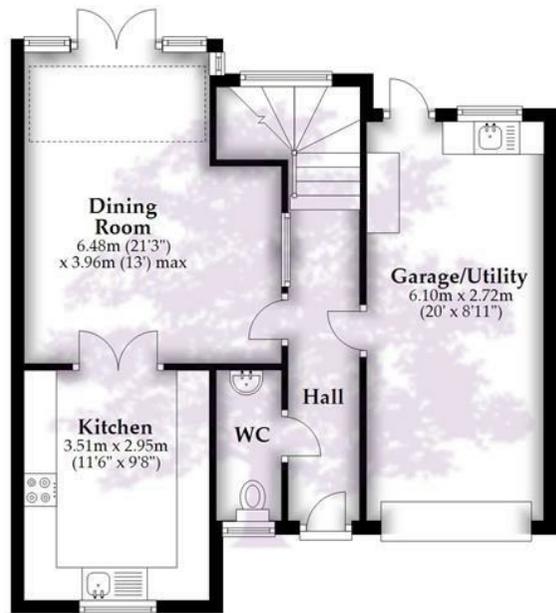




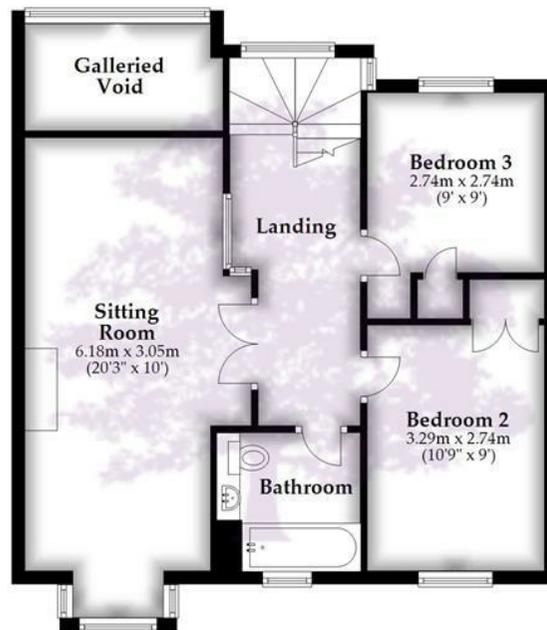
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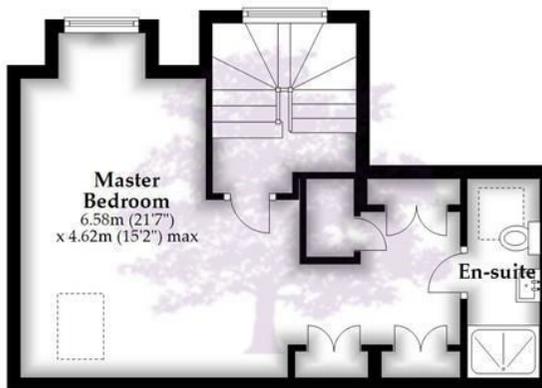
Ground Floor



First Floor



Second Floor



Total area: approx. 161.2 sq. metres (1735.6 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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