



20 DOWNS COTE AVENUE,  
WESTBURY ON TRYM, BS9 3JX

GOODMAN  
& LILLEY













# 20 DOWNS COTE AVENUE

## WESTBURY ON TRYM BS9 3JX

GUIDE PRICE  
£1,025,000

An inspiring light filled family home with four bedrooms located on a popular / quiet street in BS9, and within striking distance of Westbury village. This impressive semi detached property also benefits from a substantial west facing garden, garage & off street parking.

A fabulous extended home that simply must be viewed to appreciate what is on offer.

### Location

Equidistant to both Henleaze High Street and Westbury on Trym, with their array of independent shops, boutiques, restaurants and supermarkets, you are also well placed to access the city centre, Temple Meads train station and the motorway network. Within the catchment of Elmlea junior school there is also an independent nursery around the corner, and is within an easy commute to Bristol Free School, Red Maids High School, and Badminton to name but a few.

### Summary

The spacious extended accommodation includes in brief of a sitting room, downstairs cloakroom, utility room, extended family kitchen/living/dining room with bifold doors to the rear garden, four bedrooms all on the first floor together with a large family bathroom, and an en suite and dressing room off the master bedroom.

### Accommodation

Please see the floor plan for room measurements and the property layout.

### Ground Floor

#### Entrance Hall

A wonderful entrance with fitted tiled floor, feature leaded front door, stairs that rise to the first floor, and double doors to the rear and doorway to the sitting room.

#### Sitting Room

A wonderful sitting room with large double glazed bay window to the front aspect, feature coving and stone fireplace.

### Open Plan Living Room

A superb open plan living area with ample space for living, dining and kitchen areas and light from velux windows, and bi fold doors out to the west facing rear garden. Comprising of three generous areas, a dining area, family living area and modern fitted kitchen with attractive fitted wooden floors throughout and doors that lead to a downstairs cloakroom/WC, a utility room and onto the attached garage.

### Downstairs Cloakroom / WC

Fitted with wash basin and concealed cistern WC, fitted wood flooring

### Utility Room

Ample space for the white goods and storage. Door to the garage.

### First Floor

#### Landing

A good, light space with loft access and doors to all four bedrooms and bathroom.

#### Bedroom One

Forming part of the double storey side extension and with double glazed windows to the rear elevation having views across Westbury, inset spot lighting, and door to a dressing room that leads onto an en suite bathroom.

#### En Suite

Well fitted with a quality suite including a walk in oversized shower enclosure, wash basin and concealed cistern wc, with attractive tiled surrounds.

### Bedroom Two

The houses original main double bedroom with double glazed bay window to the front of the house and fitted wardrobes.

### Bedroom Three

A good sized double bedroom with double glazed window to the rear again with views across Westbury .

### Bedroom Four

The fourth double bedroom with double glazed window to the front elevation and built in wardrobe.

### Bathroom

A full bathroom fitted with a quality suite comprising a bath with shower fitted over, two wash basins and concealed cistern wc. Tiled surrounds and double glazed window to the rear.

### Outside

#### Front Garden

Setting the house back from the road the front garden comprises a lawn area and brick paved driveway parking for two cars.

#### Rear Garden

A wonderful west facing rear garden of great proportions with lawn and raised patio area an ideal space for the family to enjoy sunny afternoons. Additional storage under the patio.

### Garage

The attached garage is 17ft in length and offers good space for a number of uses with an electric up and over down, power and light, wall mounted gas boiler and a party door back into the house.



- Substantial Extended Four Bedroom Home
- Master with En Suite and Dressing Room
- Open Plan Kitchen/Living/Dining Room
- Utility / Downstairs Cloakroom
- Wonderful West Facing Garden
- Garage and Driveway Parking







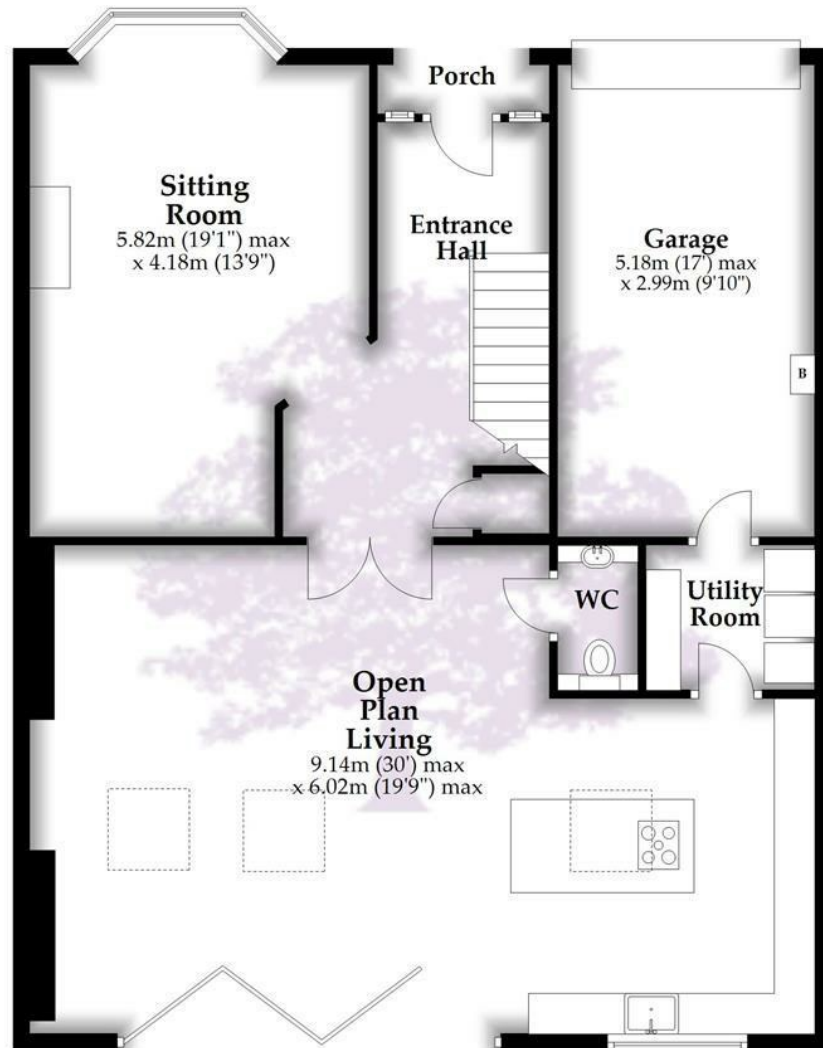


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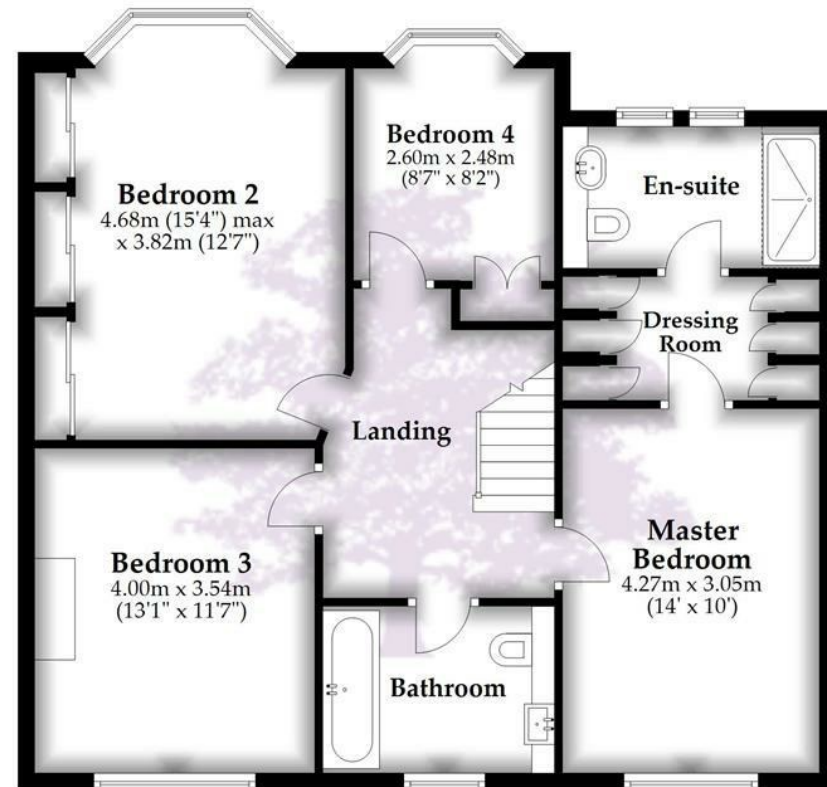




## Ground Floor



## First Floor



Total area: approx. 197.9 sq. metres (2130.1 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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