



16 WITHEY CLOSE EAST,
WESTBURY-ON-TRYM, BS9 3SZ

GOODMAN
& LILLEY



AN EXCELLENT OPPORTUNITY TO ACQUIRE THIS THREE BEDROOM SEMI DETACHED FAMILY HOME WITH GREAT POTENTIAL TO EXTEND, POSITIONED IN A CUL DE SAC WITH A CORNER PLOT, CLOSE TO ELMLEA INFANT AND JUNIOR SCHOOLS AND WITHIN THE BRISTOL FREE SCHOOL CATCHMENT AREA.

Location

Located on a highly sought-after road, this property is within walking distance of Elmlea School and lies within the 'catchment point' for the acclaimed Bristol Free School.

The location is exceptionally convenient, with Stoke Lane, Westbury Village, and the Henleaze High Street all nearby, offering a range of shops, cafés, and local amenities. For outdoor enthusiasts, Canford Park and the expansive Durdham Downs are just a short stroll away.

Accommodation

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

Ground Floor

Approach

The house is approached across a brick paved front driveway and parking to an entrance door to the house.

Entrance Hall

Stairs to the first floor and doors to:

Sitting Room

Fitted wood effect floor, double glazed window to the front aspect and opening into the dining room behind.

Dining Room

Double glazed window to the rear aspect, fitted wood effect floor and door to the kitchen.

Kitchen

A modern fitted kitchen with wall and base units, work surfacing over, sink, integrated cooker, hob and hood , spaces for white goods, wall mounted gas boiler, tiled surrounds and floor, double glazed window to the rear and door to the garden.

First Floor

Landing

Double glazed window to the side, loft access and doors to:

Bedroom One

Double glazed window to the rear aspect.

Bedroom Two

Double glazed window to the front aspect.

Bedroom Three

Double glazed window to the front aspect.

Shower Room

Fitted modern suite comprising shower cubicle, low level WC and wash basin, tiled surrounds and double glazed window to the rear.

Outside

Front and Side Gardens

The front garden has been laid to brick paving and now offers generous driveway parking. The house is on a wide plot and has potential to extend subject to planning.

Rear Garden

There is a good sized mainly lawned garden to the rear of the house with a block built storage outhouse.

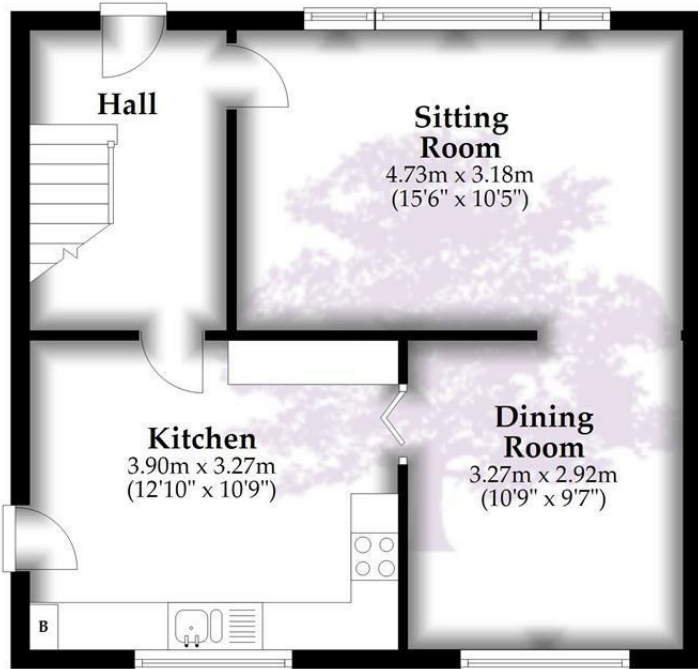
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- Three bedroom semi detached family home
 - Potential to extend (subject to planning)
 - Driveway parking
- Superb location close to sought after local schools
 - Generous plot / gardens
 - Close to Stoke Lane shops



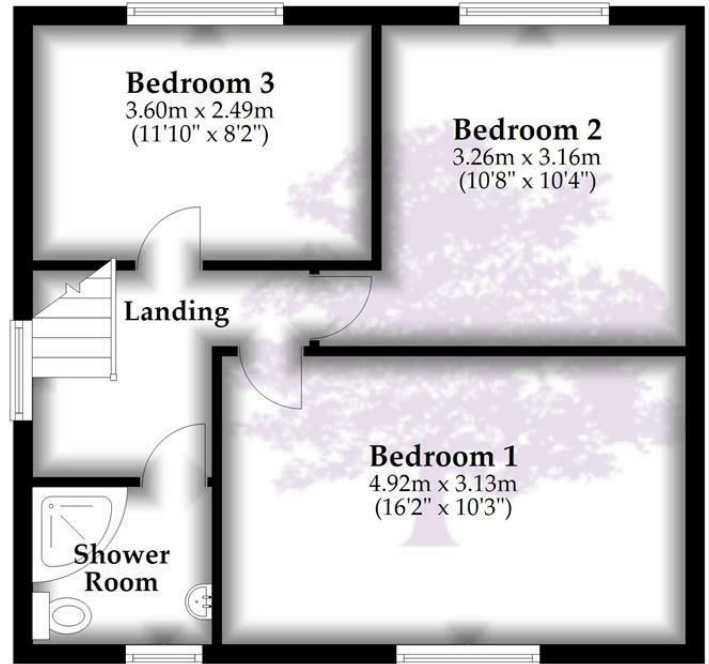
GUIDE PRICE £745,000



Ground Floor



First Floor



Total area: approx. 90.6 sq. metres (974.9 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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