



74 THE DELL,
WESTBURY-ON-TRYM, BS9 3UG

GOODMAN
& LILLEY







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ASKING PRICE
£900,000

An exceptional opportunity to acquire a beautifully presented 1930s detached family home, over two floors, set behind private gates on a sought-after residential road in Westbury-on-Trym. This spacious four-bedroom residence boasts a stylish blend of contemporary upgrades, ideal for modern family living.

An exceptional property, and viewing is recommended to fully appreciate the location and accommodation on offer. Call, click or come into visit our experienced sales team.

Location

Nestled in the heart of The Dell, this property enjoys a peaceful residential setting while being just two minutes walk from the highly regarded Elmlea School and at the heart of the Bristol Free School catchment. Local shops, cafés, and green spaces are all within easy reach.

Accommodation

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

Ground Floor

At the heart of this home lies an impressive open-plan kitchen/diner stretching across the rear of the property. With induction hob + additional gas wok burner, sleek cabinetry, and USB charging points, it is purpose-built for both family meals and entertaining. Two further reception spaces. French doors open to a deep, newly decked patio, partly covered for year-round enjoyment.

First Floor

- Four double bedrooms, each with custom fitted wardrobes
- 21' x 20' open-plan kitchen/diner with French doors to the rear patio
- Modern family bathroom and luxury new ensuite
- Private gated frontage with off-street parking for three cars
- New combi boiler (2022) and full re-carpeting throughout
- 2-minute walk to Elmlea Infants & Junior School
- Approx. 200 metres to the heart of the Bristol Free School catchment
- Window shutters and LED lighting throughout

All four bedrooms are generously sized doubles, thoughtfully finished with bespoke fitted wardrobes. The new family bathroom and new ensuite feature contemporary fittings and tiling, with elegant touches throughout.

- Full property re-carpeted
- Window shutters installed throughout
- New ensuite and family bathroom

Outside

Front Garden

Set behind a private gate the front garden offers secure driveway parking for three vehicles and access to a front porch.

Rear Garden

Step into a private rear garden with a large decked terrace that includes an external kitchen with gas hob – perfect for summer BBQs or evening gatherings. The garden offers both seclusion and a seamless flow from the interior living space.

Recent Upgrades

- New Combi Boiler (2022)
- LED lighting throughout



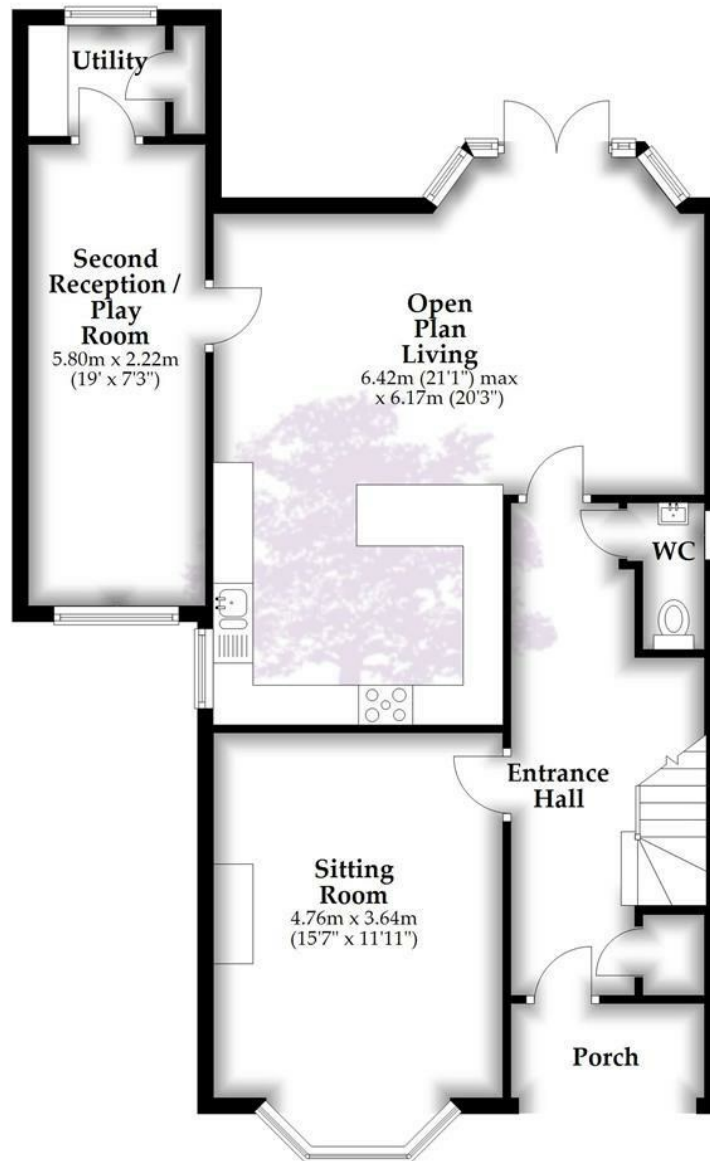




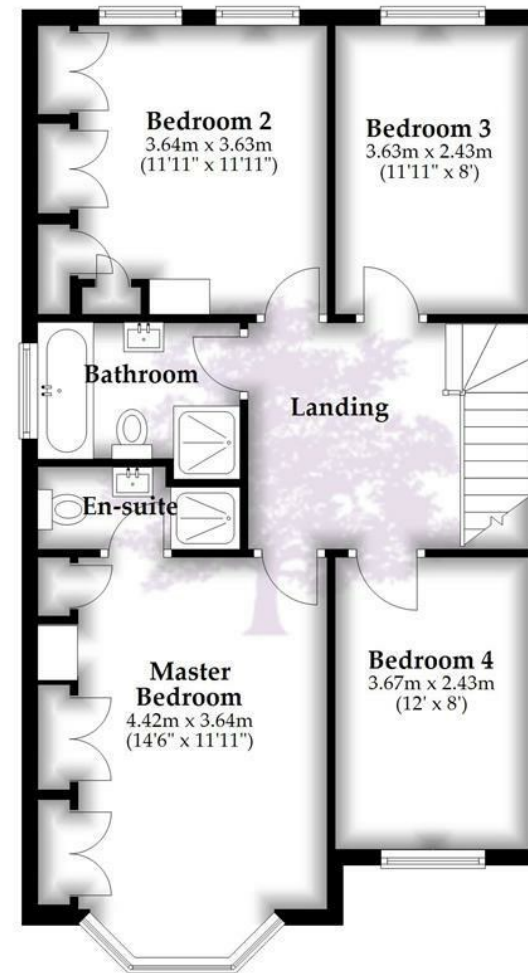
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Ground Floor



First Floor



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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