



33 ROYAL VICTORIA PARK,  
WESTBURY-ON-TRYM, BS10 6TD

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GOODMAN  
& LILLEY













# 33 ROYAL VICTORIA PARK

## WESTBURY-ON-TRYM BS10 6TD

GUIDE PRICE  
£499,950

A stunning well designed three bedroom executive home with west facing garden, driveway parking and garage located 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.

##### Entrance Hall

A welcoming entrance hallway with stairs rising to the first floor in an attractive stairwell, with doors to:

##### Downstairs Cloakroom / WC

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

### Garage / Utility Area

Direct access for the entrance hall providing parking, storage with up and over door to the front and window and glazed door to the rear. There is a useful utility area to the rear of the garage with work top, sink and plumbing. Wall mounted gas boiler.

### 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 Leicht fitted kitchen, with work surfacing over, one and half bowl sink unit with mixer tap, tiled surrounds and floor, integrated appliances to include a gas hob, double Neff ovens, Miele fridge-freezer, Fisher&Paykel 'DishDrawer' dishwasher, integrated recycling bin and window to the front elevation.

### 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 Two

Window to the front aspect, built in wardrobe.

### Bedroom Three

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.



- Wonderful Modern Home
- Large Sitting Room
- West Facing Rear Garden

- Three Bedrooms
- Excellently Located
- Viewing Essential

- En Suite Facilities
- Garage / Driveway Parking





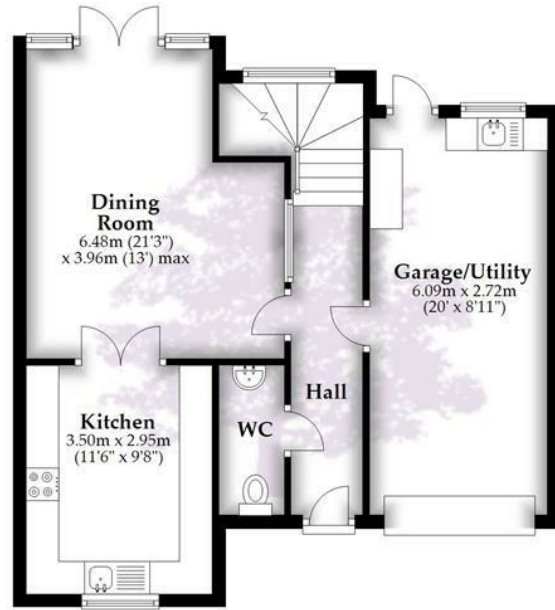


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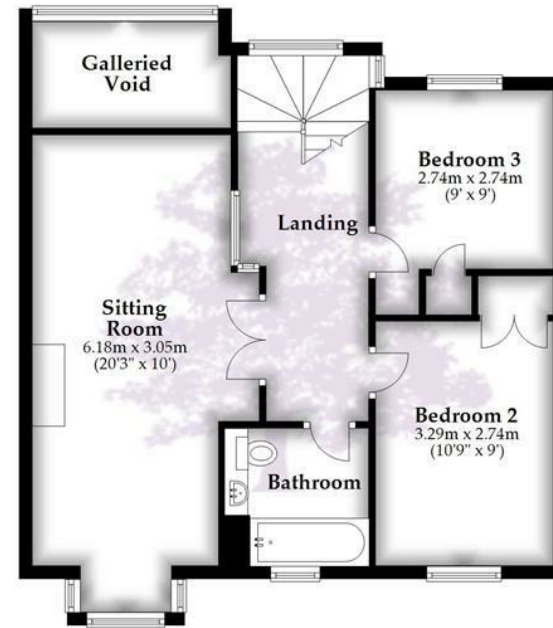
### Ground Floor

Approx. 60.1 sq. metres (647.2 sq. feet)



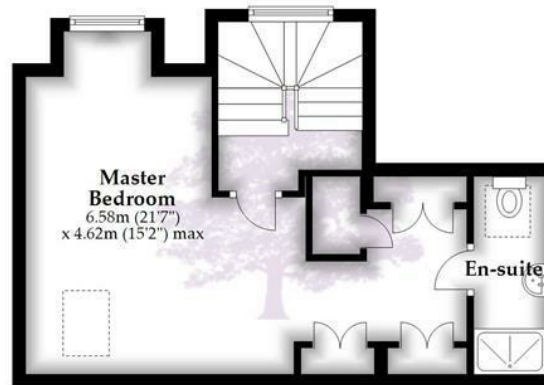
### First Floor

Approx. 66.2 sq. metres (712.3 sq. feet)



### Second Floor

Approx. 34.9 sq. metres (376.1 sq. feet)



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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