



33 THE DELL,
WESTBURY-ON-TRYM, BS9 3UE

GOODMAN
& LILLEY







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GUIDE PRICE
£1,100,000

Situated in one of Bristol's most sought-after and tranquil locations, this impressive 5-bedroom detached home in The Dell, Westbury-on-Trym offers an exceptional blend of space, style, and convenience. Perfect for growing families, situated at the heart of the catchments for Elmlea School and Bristol Free School, this property is a true gem with a "turn-key" presentation.

This exceptional home is an ideal opportunity for those seeking a blend of luxurious living and practicality in a prestigious Westbury-on-Trym location. Don't miss out – arrange a viewing today!

Location

The location of this property is another highlight, offering the best of both worlds – peaceful surroundings with walking access to the Downs and Westbury-on-Trym's local amenities, excellent schools, and transport links to central Bristol.

perfect for family members, guests, or home offices, all offering plenty of space and storage. A stylish family bathroom with freestanding modern bath and large shower area completes the upper level. There is a large boarded loft space area with ladder access.

Accommodation

Please see the floorplan for room measurements:

Ground Floor

Upon entering, you are welcomed into a spacious and light-filled boot-room, leading to generously proportioned living areas. The large extended living room features a log burner, modern finishes and large windows, allowing natural light to flood the space, creating a warm and inviting atmosphere. The bright and airy kitchen diner is ideal for entertaining and family meals, it is fully equipped with integrated appliances and offers ample storage and worktop space, and a convenient breakfast bar / island overlooking the garden, and the addition of the adjoining snug, is the perfect space for a play room. The property also benefits from a separate utility, downstairs WC and direct access to the garage from the utility.

First Floor

Upstairs, the property boasts five well-appointed double bedrooms, with the large master suite featuring a generous en-suite, walk-in wardrobe and a Juliette balcony. The remaining bedrooms are

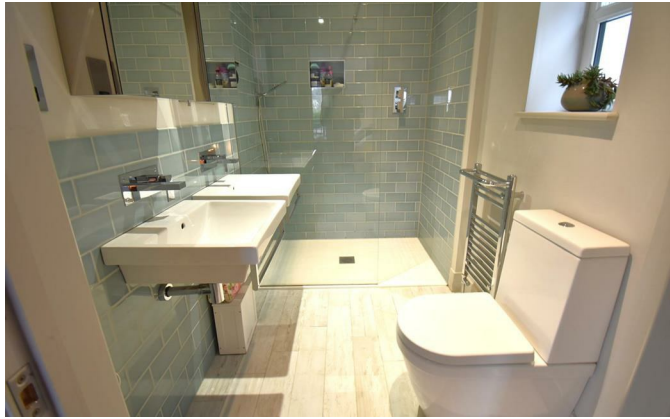
Outside

Externally, the house is set on a private, well-maintained plot with beautiful garden to the rear, offering a perfect outdoor space for relaxation and entertaining. The newly erected garden office has climate control and also benefits from a WC. A large driveway provides ample off-road parking for two cars, and the garage is suitable as a bike store, ensuring convenience for all residents.



- Five double bedrooms
- Walking distance to the Downs
- Southerly aspect rear garden
- Superb Open plan kitchen diner
- Fabulous 2566 sq ft Detached Home
- Garden home office
- Elmlea and Bristol Free School catchments
- Driveway parking for two cars





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Ground Floor
Approx. 132.1 sq. metres (1421.4 sq. feet)



First Floor
Approx. 106.3 sq. metres (1144.6 sq. feet)



Total area: approx. 238.4 sq. metres (2566.0 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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