



21 HUTTON CLOSE,
WESTBURY ON TRYM, BS9 3PS

GOODMAN
& LILLEY







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GUIDE PRICE
£675,000

A wonderful opportunity to purchase this very well presented three bedroom detached chalet bungalow with occasional fourth bedroom/ home office. Beautifully extended accommodation, gardens, driveway and garage. The property benefits from a new garage roof, new driveway, new windows, rewired, new kitchen diner with underfloor heating, new utility, new bathrooms, new consumer unit and newly installed log burner. A family home that has been much loved and is situated in a quiet and desirable road with great access to local shops, quality schooling and stunning walks.

Get in touch with one of our property experts today to arrange your viewing.

Location

Prime location - quiet cul-de-sac location, strong family demographic, close proximity to Westbury-on-Trym village shops, cafes and pubs, along with the shops and pubs on Stoke Lane and Tesco Express and Coop on Shirehampton Road. It's one of the greener parts of Bristol, with a semi-rural feel whilst only being 15-20 minutes from the city centre. It is very well placed for walks within the beautiful Blaise Castle Estate minutes from the front door, The Downs, Canford Park with tennis courts and large children's play area, Trym Valley Walkway and Henbury Golf Club. The Coombe Dingle sports centre within 5 minutes walk offers indoor and outdoor tennis courts, along with various weekend sporting clubs and societies for all ages. Whiteladies Road and Clifton Village easily accessible and convenient for commuting out of town via M5 motorway junctions 17 and 18.

In terms of schooling, there are a number of options for primary aged children: Westbury-on-Trym Church of England Academy, Elmlea Infant and Junior Schools, Stoke Bishop Church of England

Primary School and St Ursula's E-ACT Academy. For secondary education, the property is within the Admission Priority Area for Bristol Free School, and also within walking distance of Redmaids' High School and Badminton School.

Accommodation

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

Ground Floor

The property is accessed via the new brick-built block paved driveway to the side, with covered porch area, leading into the entrance hall. The bright and airy hallway takes you to the main living spaces: the sitting room, kitchen/dining room, home office, separate WC, extended master bedroom with ensuite, and stairwell to the first floor. The living spaces are ample and enjoy the sunshine from early morning to late evening.

The sitting room is to the front with newly installed log burner and large window overlooking the lawn. The second reception room works perfectly as a home office or occasional fourth bedroom with

window to the side. The wonderful newly fitted open plan kitchen/dining room has a range of wall and base units, worktops, stainless steel sink/drainers, built in oven and large Neff induction hob, plumbing for dishwasher, space for fridge/freezer and a beautiful limestone floor with underfloor heating. There is a window to rear, patio doors opening out into the rear sunny garden and a side door giving access into an additional covered area/lobby leading to a newly created utility room, and 3/4 garage/storage room. The door from the side covered area/lobby links the front driveway to the rear garden.

Finally to the ground floor there is the master bedroom with window to front and an ensuite bathroom finished to a high standard and comprises a white suite, bath, wash basin and WC. The property benefits from an additional ground floor separate WC with obscured window to side.

First Floor

To the first floor, the landing gives access to two further similarly sized bedrooms, plenty of storage and a newly created

shower room and WC. Both bedrooms have ample storage and views to the front and rear respectively. The shower room is fitted to a high standard with a modern suite offering a walk in electric shower, wash basin and toilet and the first floor also offers excellent useable storage into the eaves.

Outside

Gardens

The property is set centrally in its plot with front and rear gardens. The front garden sets the house back from the road with a lawn and driveway parking for multiple cars providing access to the garage and rear garden facing a sunny westerly direct with patio and lawn.

Garage / Driveway

Driveway parking for multiple cars to the front provides access to a 3/4 garage to the side of the property.



- Detached Home

- Three Bedrooms

- Generous Open-plan Kitchen / Dining Room

- Master Bedroom / Ensuite Bathroom

- Sought After BS9 Location

- West Facing Rear Garden / Driveway Parking / Garage

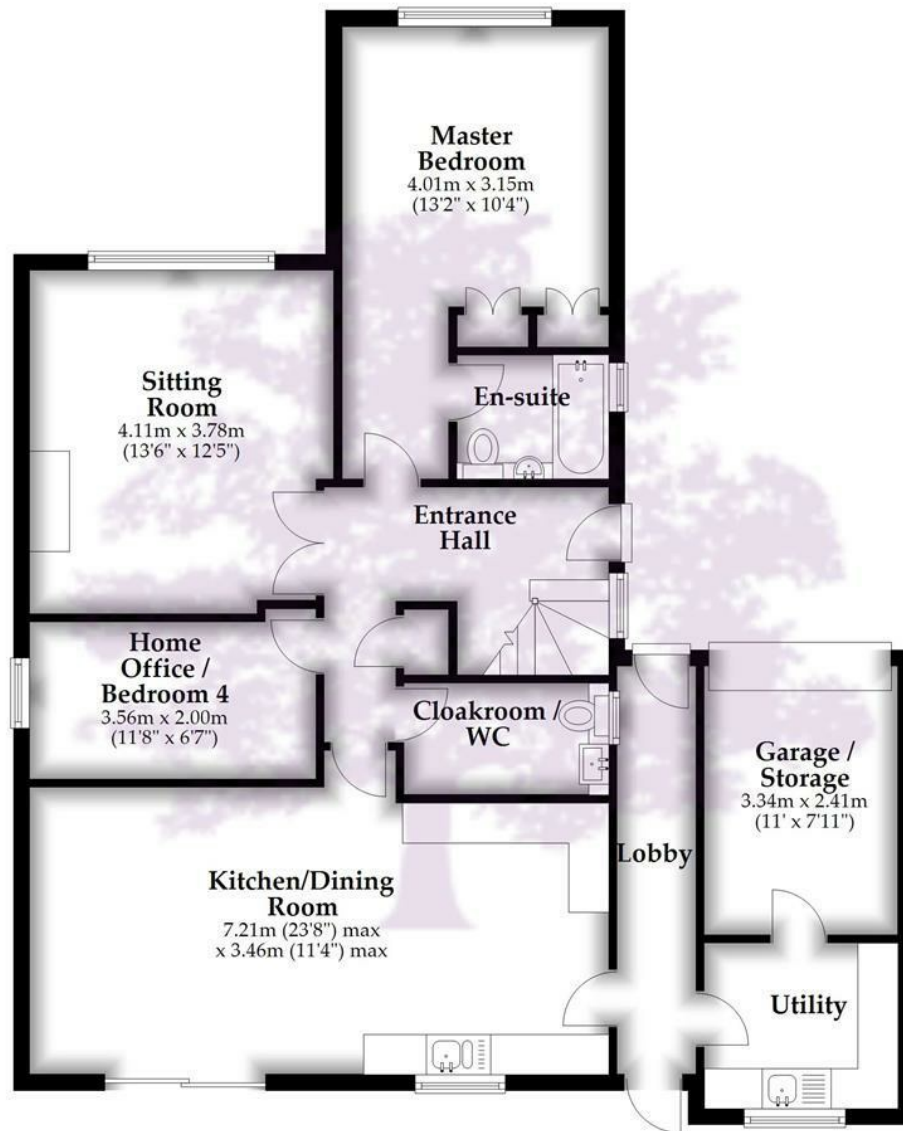




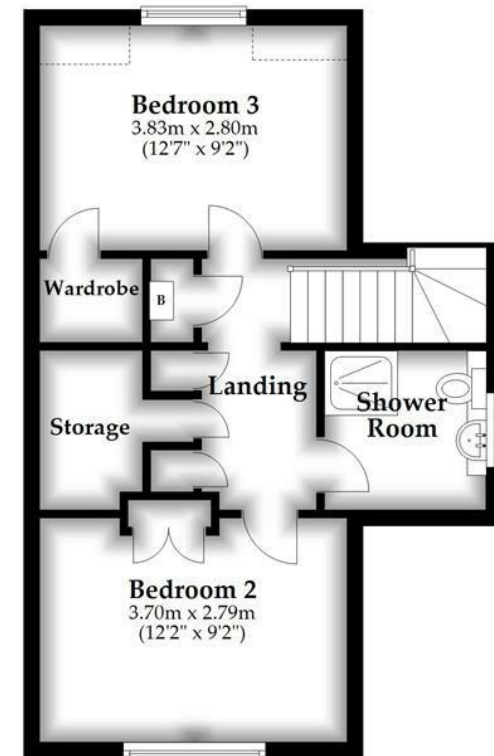
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Ground Floor



First Floor



Total area: approx. 145.7 sq. metres (1568.4 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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