21 WESTON CRESCENT, HORFIELD COMMON, BS7 8US

GOODMAN & LILLEY

21 Weston Crescent

Horfield Common BS7 8US

- Elegant three-bedroom 1930s semi-detached home
- Driveway parking and two garages
- Conveniently located for the vibrant Gloucester Road
- Potential to extend, subject to the necessary consents
- Attractive rear garden
- Peacefully positioned within a desirable residential crescent
- Considerable scope for sympathetic modernisation and enhancement
- Offered for sale with the benefit of no onward chain

With the Gloucester Roads excellent local amenities and a number of well-regarded schools all within easy reach, this is a home with considerable potential in a highly sought-after North Bristol location.

Accommodation

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

Ground Floor

The property is approached via a useful entrance vestibule, providing an ideal space for coats and footwear before opening through to the original front door.

The spacious welcoming hallway retains much of the character associated with the property's 1930s origins and provides access to both reception rooms, the kitchen, a downstairs cloakroom and two useful understairs storage cupboards.

To the front is a well-proportioned sitting room, centred around an attractive deep bay window overlooking the front garden. The room provides a comfortable and versatile space for everyday living, whilst retaining a strong sense of the property's original character.

The sitting room opens into the rear, and the second reception room that enjoys a particularly pleasant connection with the garden. Glazed sliding doors draw in natural light and provide a direct outlook and access onto the patio.

The kitchen/breakfast room is fitted with a range of units complemented by work surfaces. with the room offering scope for future updating and reconfiguration according to individual requirements. There is is further access to the rear garden from the kitchen.

First Floor

The first floor provides three bedrooms and the family bathroom.

There are three well-proportioned double bedrooms, with the rear bedroom enjoying a lovely outlook over the garden and, beyond, views across Bristol.

The family bathroom is generously proportioned and currently comprises a modern white suite including a panelled bath with shower over, WC and wash hand basin.

Outside

To the front, the property is approached via a low-maintenance lawn bordered by mature shrubs and enclosed by an attractive red-brick boundary wall. A private driveway provides useful off-street parking and leads to the garage.

The garage is powered and provides useful storage and ancillary space, whilst also offering direct access through to the rear garden.

The rear garden is a particular feature of the property. Substantial in size and predominantly level, it is well established with a wonderful array of mature flowers, shrubs and trees, creating a leafy and secluded environment.

The garden provide excellent scope for landscaping and further enhancement, whilst its size and orientation allow for areas of sunshine throughout much of the day. There is also potential to extend the property, subject to the necessary planning and building consents.

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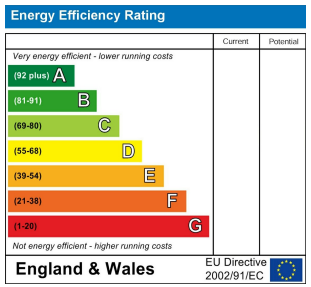
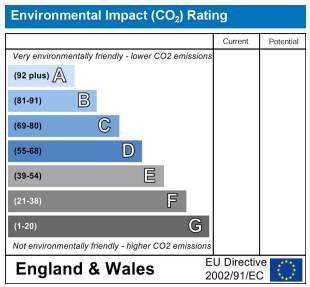
Location

Horfield is an increasingly sought-after North Bristol suburb, ideally positioned for those wishing to enjoy a vibrant local community whilst remaining within easy reach of the city centre.

The property is conveniently situated for Gloucester Road, one of Bristol's most popular destinations, renowned for its exceptional selection of independent shops, cafés, restaurants, bakeries and bars.

The combination of generous homes, excellent schooling, extensive green space and proximity to Gloucester Road has made Horfield particularly popular with families and young professionals alike. Bristol city centre is readily accessible, whilst the wider road network provides convenient connections towards the M4, M5 and beyond.





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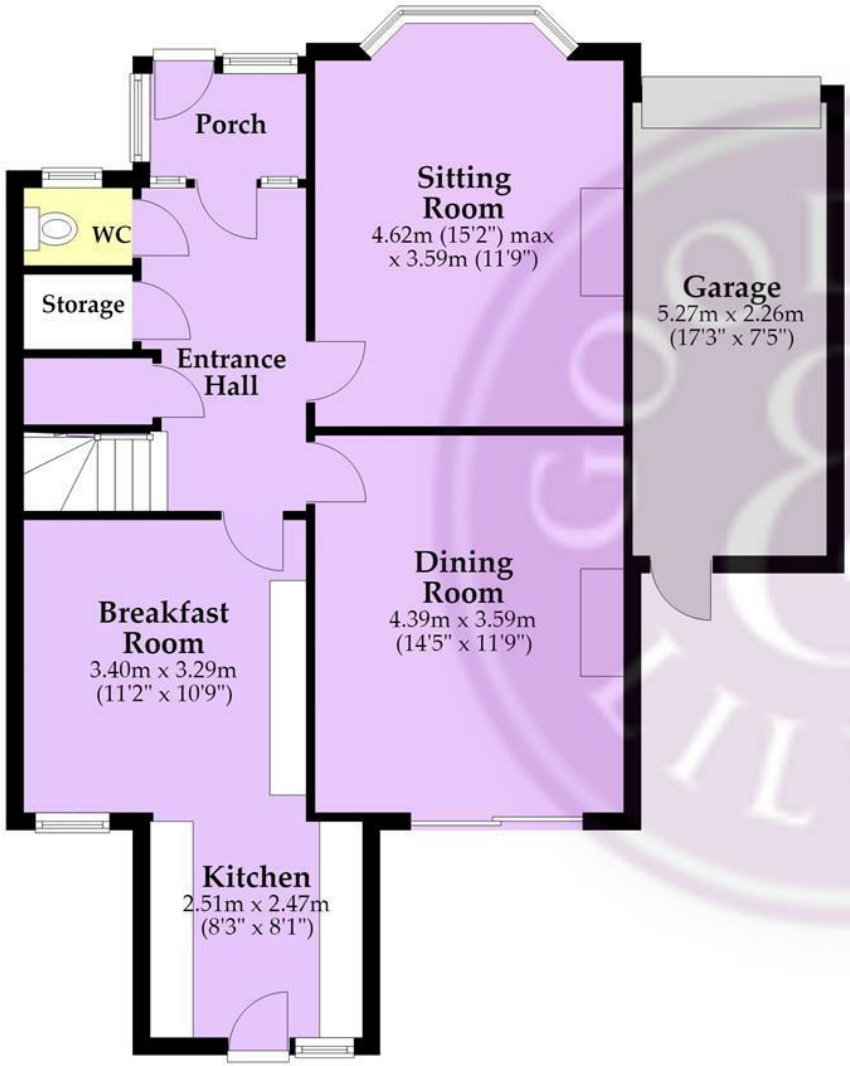
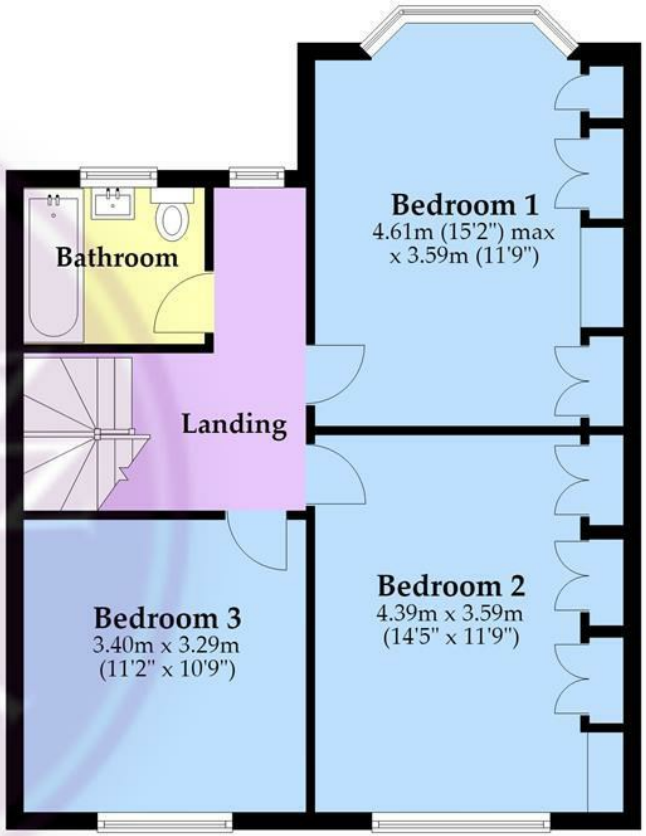
Ground Floor
Approx. 77.7 sq. metres (836.5 sq. feet)



First Floor
Approx. 56.3 sq. metres (605.7 sq. feet)



Total area: approx. 134.0 sq. metres (1442.2 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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