



1 DOWNS COTE DRIVE,  
WESTBURY ON TRYM, BS9 3TP

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**GOODMAN  
& LILLEY**







# 1 DOWNS COTE DRIVE

## WESTBURY ON TRYM BS9 3TP

# GUIDE PRICE

## £975,000

A wonderfully spacious (2180 sq ft) extended detached family home located in a popular and sought after Westbury on Trym position offering 4 bedrooms (master with en suite), 3 reception rooms, attractive front and rear gardens, off road parking and a larger than average garage.

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

Sought after location close to the shops and amenities of Stoke Lane, also within circa 500 metres of Elmlea Junior School and circa 700 metres from the reference point for the intake for Bristol Free School. Westbury village, Henleaze Road and Durdham Downs are also easily accessible, as are bus routes to all central areas.

### Accommodation

Please see the floorplan for room measurements and the layout.

### Ground Floor

#### Approach

Via pathway leading beside the lawned front garden to the main entrance to the property.

#### Entrance Porch

Access via a front door to a small porch with inner door to the entrance hall.

#### Entrance Hallway

A wide welcoming entrance hallway with plenty of natural light provided by the double glazed window to front and high level feature stained glass window on the stairwell, original wood panelling with plate rail over, a period staircase rising to first floor landing with understairs cloaks and storage cupboards. Doors lead off the entrance hallway to the sitting room, dining room and kitchen/breakfast room

#### Sitting Room

A bay fronted sitting room with high coved ceilings, picture rail, feature wood burning stove and granite hearth, double glazed bay window to front, inset spotlights and radiator.

### Dining Room

A generous second reception room with impressive recessed feature Inglenook fireplace with wood burning stove and 2 original arched stain glass windows to side, exposed stripped floorboards, ceiling coving, picture rail, radiator and bay to rear comprising double glazed windows with central double glazed door accessing the rear garden.

### Kitchen / Breakfast Room

A modern fitted kitchen comprising wall and base units with wood block work surfacing and inset stainless steel sink unit, integrated appliances including eye level ovens, microwave, 5 ring gas hob, dishwasher and low level built in freezer. Double glazed windows to the side and rear with central double glazed door, breakfast bar providing seating in the kitchen with radiator beneath and doors leading off to a good sized utility room and the family room.

### Family Room

Useful third reception room, perfect as a tv room or children's playroom with direct access to the rear garden provided by double glazed double doors with windows either side. Exposed stripped floorboards, radiators and ceiling coving.

### Utility Room

With a fitted range of cupboards and drawers and worktops over and inset sink unit, plumbing and appliance space for washing machine and freezer, tiled floor, door accessing a ground floor

cloakroom/wc and further double glazed door to front providing a handy access out onto the front garden.

### Cloakroom / WC

Fitted low level wc, wash basin, tiled floor, radiator and double glazed window to front.

### First Floor

#### Landing

A split landing with the main landing having doors to 3 bedrooms and the family bathroom and the rear landing accessing the master bedroom suite. Feature arched window to the side.

#### Master Bedroom

With double glazed window to the rear overlooking the garden, fitted wardrobes, inset spot lights and radiator. Door to an en suite shower room.

#### En Suite Shower Room

Fitted modern white suite comprising of a shower enclosure, low level wc and wash basin, radiator, shaver point, built in storage cupboards, extractor fan, loft hatch and double glazed window to front aspect.

#### Bedroom Two

Originally the houses main double bedroom with ceiling coving, double glazed bay window to front aspect and radiator.

#### Bedroom Three

Another double bedroom with ceiling coving,

radiator, corner linen cupboard housing Worcester gas central heating boiler and double glazed window to rear with a pleasant outlook over the rear garden.

### Bedroom Four

With double glazed window to front aspect and a radiator.

### Bathroom

Fitted white suite comprising panelled bath with mixer taps and shower attachment, low level wc, wash basin, corner shower enclosure, double glazed window to rear, radiator, tiled walls and floor, inset spotlights.

### Outside

#### Front Garden

A generous lawned front and side garden with an attractive stone boundary wall to front, flower borders, shrubs and a mature ornamental cherry tree. The garden wraps around to the side of the property where you will find the main front door and access through to the rear garden.

#### Rear Garden

A good sized lawned rear garden with paved seating area closest to the property, useful side access to the front, outside power socket, pergola to the rear with further seating area capturing much of the day's sunshine. Door providing rear access to the garage.

#### Detached Garage and Driveway Parking

There is a generous detached garage with power and light, and driveway parking to the rear/side of the property.



- Superb Extended Detached Family Home
- Three Reception Rooms
- Driveway / Detached Garage
- Excellent Westbury on Trym Location
- Utility Room
- Viewing Highly Recommended
- Four Bedrooms (Master with En Suite)
- Generous Front and Rear Gardens

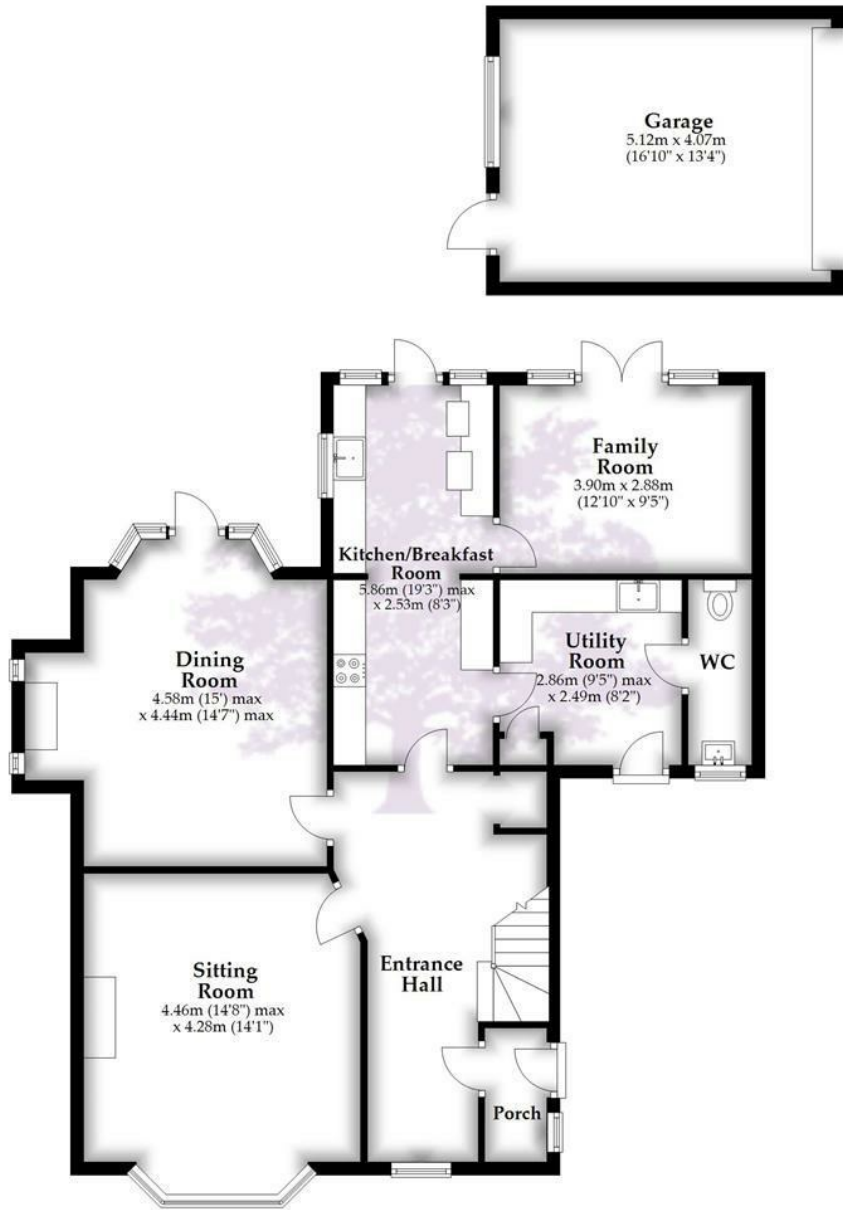




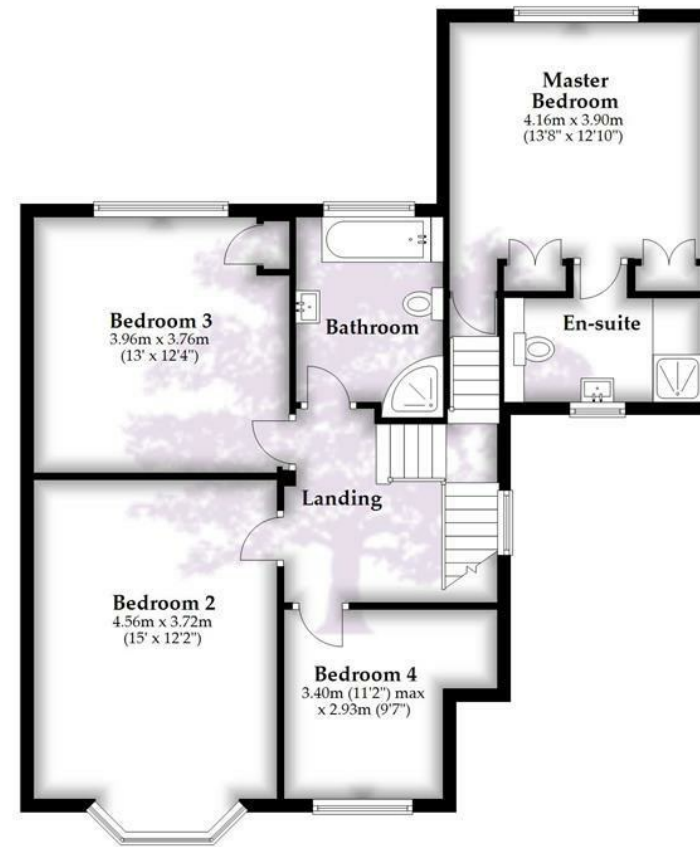
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## Ground Floor



## First Floor



Total area: approx. 201.7 sq. metres (2171.5 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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