



1 WHITELEAZE, WESTBURY ON TRYM, BS10 5ED



# 1 WHITELEAZE

WESTBURY ON TRYM , BS10 5ED

- Extended 1930s Semi Detached Home
- Three Bedrooms
- Popular Cul de Sac Location
- Well Presented
- Attractive Gardens
- Garage and Driveway Parking

## SUMMARY

The house itself boasts a welcoming porch and entrance hall, a bay fronted sitting room, an extended open plan kitchen / dining room with double doors into the rear garden, and a useful utility room, with three generous bedrooms and quality bathroom to the first floor. Outside is a wonderful sized rear garden, garage and private driveway parking to the front.

## GROUND FLOOR

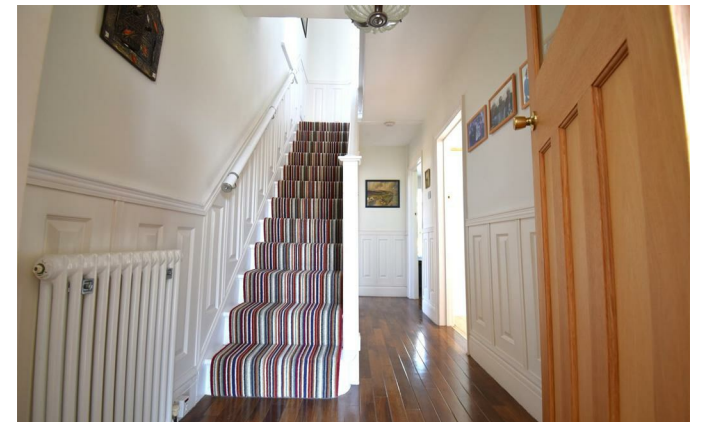
The property is entered via a welcoming porch leading into a bright and inviting entrance hall, setting the tone for the well presented accommodation throughout. To the front of the property is an attractive bay fronted sitting room, offering views of the front garden and a feature fireplace ideal for relaxing and entertaining.

To the rear, the home has been thoughtfully extended to create a superb open plan kitchen / dining room, forming the heart of the home. The space provides ample room for both cooking and dining, with double doors opening directly onto the attractive rear garden, allowing for plenty of natural light and seamless indoor-outdoor living. A useful utility room adds further practicality and additional storage space.

## FIRST FLOOR

The first floor comprises three generous bedrooms, all well proportioned and offering versatile accommodation for families, guests or home working requirements. The bedrooms are served by a modern family bathroom.







#### **GARDENS PARKING AND GARAGE**

Externally, the property benefits from a wonderful sized rear garden, providing an excellent space for outdoor entertaining, family enjoyment and gardening enthusiasts alike. To the front of the property is a front garden with private driveway parking along with access to the garage, offering further storage or parking solutions. The present owner did get planning approved for part of the garage to become a useful downstairs wc, The permission has expired but should be easy to reinstate if required.

#### **USEFUL INFORMATION**

Tenure: Freehold

Local Authority: Bristol Council Tel: 0117 922 2000

Council Tax Band: C

Services: Mains Gas, Water, Drainage and Electric.



# 1 WHITELEAZE

WESTBURY ON TRYM  
BS10 5ED

## FLOORPLAN

FOR GUIDANCE ONLY, NOT TO SCALE AND NOT TO BE RELIED UPON AS A STATEMENT OF FACT.

TOTAL SQUARE FOOTAGE: 1134.00 SQ FT

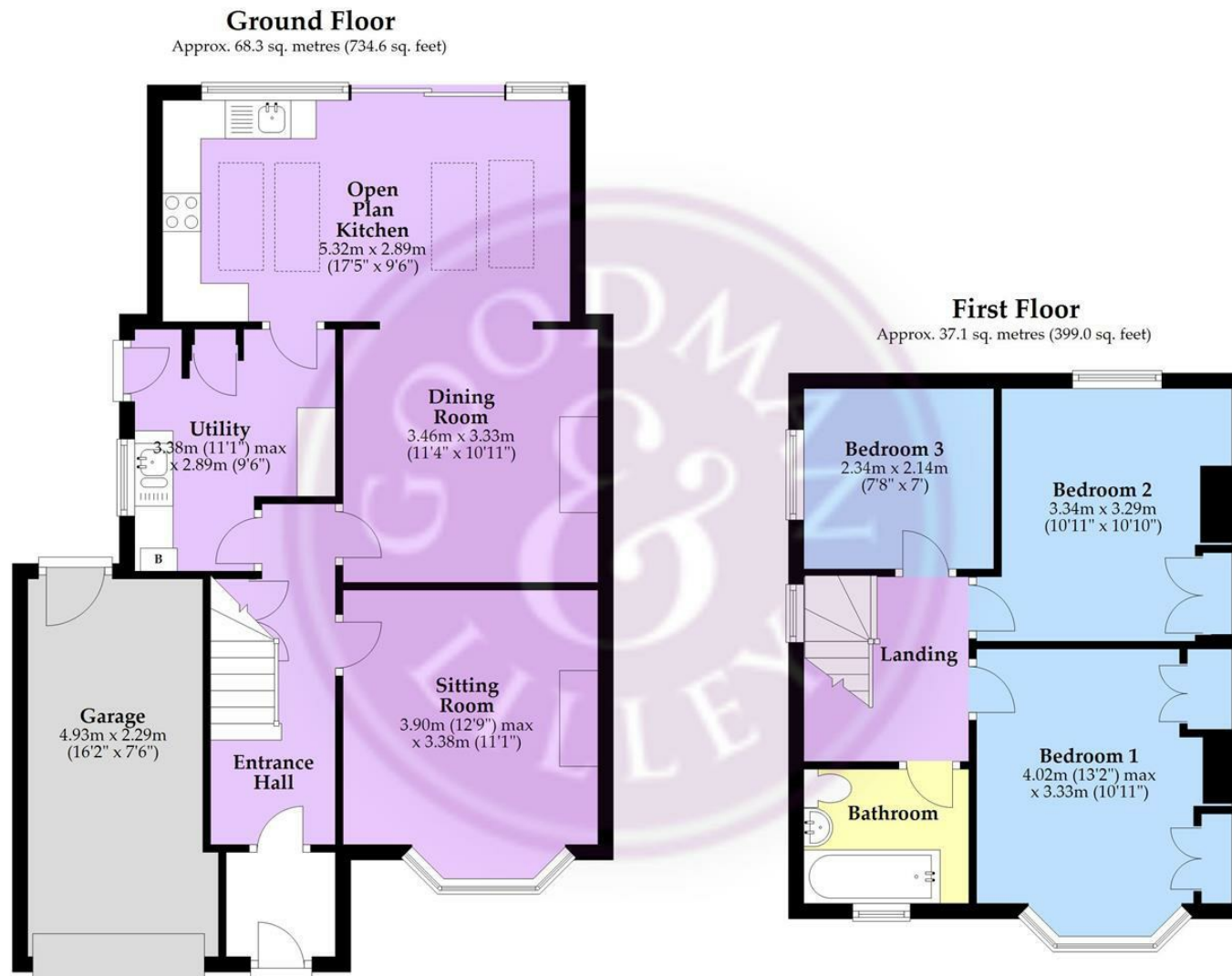
COUNCIL TAX BAND: C

RECEPTION ROOMS: 1

BEDROOMS: 3

BATHROOMS: 1

TENURE: FREEHOLD



Total area: approx. 105.3 sq. metres (1133.6 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.





# GOODMAN & LILLEY

## HENLEAZE

156 Henleaze Road  
Henleaze BS9 4NB  
henleaze@goodmanlilley.co.uk

0117 213 0777

## PORTISHEAD

36 High Street  
Portishead BS20 6EN  
sales@goodmanlilley.co.uk

01275 430 440

## SHIREHAMPTON

9 High Street  
Shirehampton BS11 0DT  
shire@goodmanlilley.co.uk

0117 213 0333

## LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

## LAND & NEW HOMES

156 Henleaze Road  
Henleaze BS9 4NB  
LNH@goodmanlilley.co.uk

0117 213 0151

## CLEVEDON

28 Hill Road  
Clevedon, BS21 7PH  
clevedon@goodmanlilley.co.uk

01275 403 660

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.



rightmove

Zoopa