1A Westover Drive, Westbury On Trym, Bristol, BS9 3LX

£625,000

A unique and well positioned 1529 sq ft detached family home in need of modernisation.

- Popular Westbury on Trym location
- Separate dining room
- Large living room
- 4 bedrooms
- 2 ensuite bedrooms
- Secluded garden
- Large garage and driveway

The Property
Tucked away in one of the area's most sought-after residential locations, 1a Westover Drive is a generously proportioned family home offering space, comfort, and a sense of privacy - all just moments from the beautiful green expanses of The Dingles and Blaise Castle.
From the moment you step through the front door, you are welcomed into a spacious hallway that sets the tone for the rest of the home. At the heart of the property is a large, well-appointed kitchen that flows seamlessly into a dual-aspect dining room. Sliding doors open directly onto a secluded garden, perfect for effortless indoor-outdoor living.
A few steps down, the expansive living room offers a warm and inviting space to relax, featuring a striking brick wall with a double-sided fireplace that adds character and charm to both this room and the adjoining space.
The garden is a true highlight – beautifully established and wonderfully private, bordered by mature trees and shrubs. Two separate patio areas, accessible via sliding doors from both the dining and living rooms, create the ideal setting for outdoor dining or family gatherings. Side access via a secure gate adds convenience. the ground floor also offers a useful utility room and cloakroom.
Upstairs, the home offers four well-sized bedrooms, including two with en-suite facilities, along with a spacious family bathroom. Each room is filled with natural light and offers ample storage.
Additional benefits include a large garage and a generous driveway with space for multiple vehicles.
With its excellent location, versatile layout, and opportunity for some light redecoration, 1a Westover Drive presents the perfect canvas for a growing family to create their forever home.

Location - Westbury On Trym
Westbury on Trym is amongst the most sought after locations in the city. Offering a mix of suburban convenience with open green spaces including Durdham Downs and Canford Park, excellent amenities in Westbury Village, Stoke Lane, Whiteladies Road and Henleaze providing a wide range of supermarkets, shops, restaurants and pubs. With a wide range of schools including Elmlea Primary Schools, Stoke Bishop C of E primary, Badminton, Redmaids, St Ursula's Academy and excellent access to the City, Sea Mills Train Stations and the regions motorway network.

Other Information
Freehold
Council Tax Band: E

Please Note
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.

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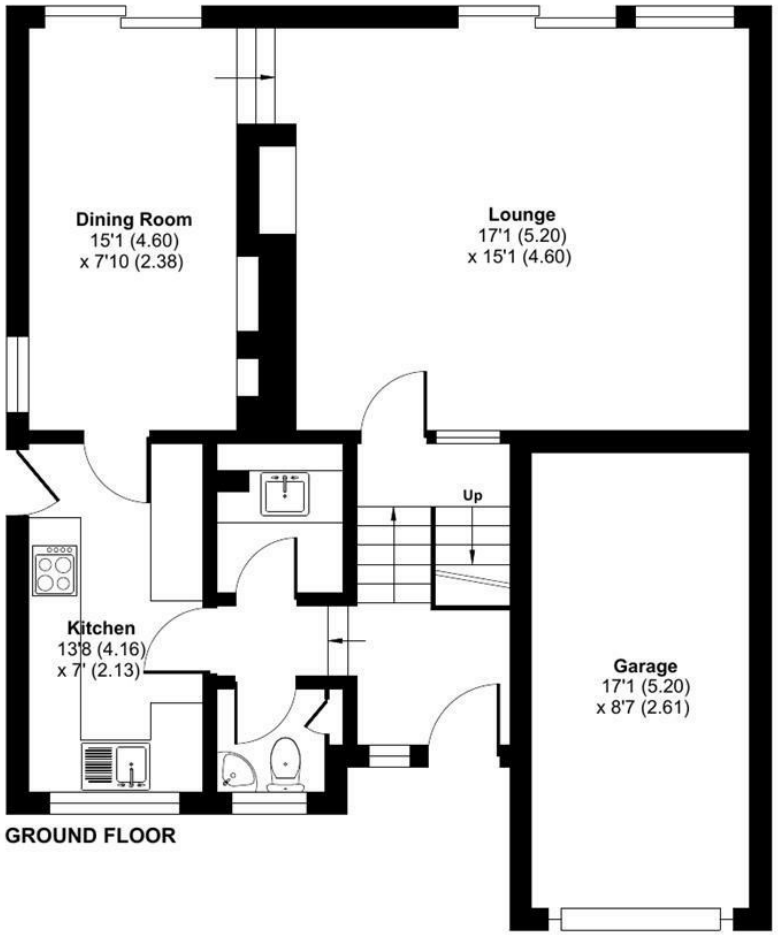
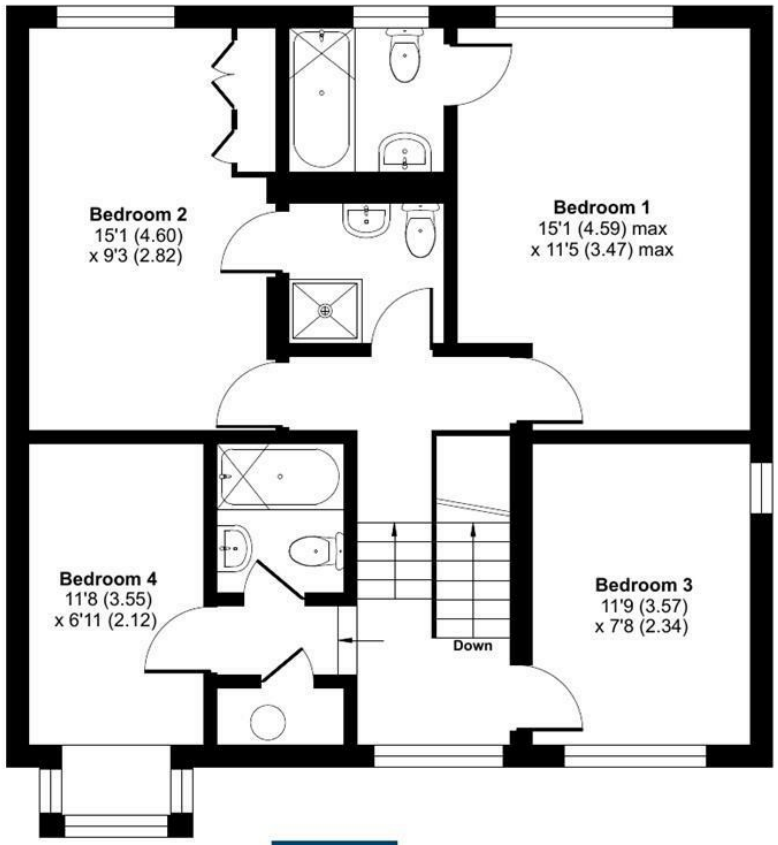
Approximate Area = 1390 sq ft / 129.1 sq m
Garage = 139 sq ft / 12.9 sq m
Total = 1529 sq ft / 142 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hollis Morgan. REF:1356464

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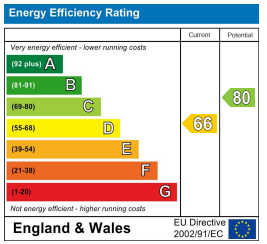

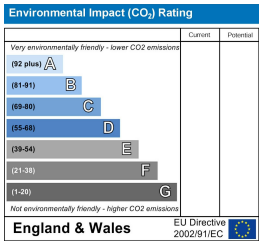

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