



The Dell

Guide Price £700,000

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56 The Dell, Westbury-on-Trym, Bristol, BS9 3UG

- Semi Detached
- Family Home
- Large Square Footage
- Versatile Accommodation
- Great Potential
- Elmlea and Bristol Free School Catchment

A fantastic well maintained semi-detached family home that offers great versatility and promise, perfect for a family seeking catchment for Elmlea and Bristol Free School as well as proximity to a number of independent schools. In brief the property offers great square footage, fantastic potential and outstanding schooling. The property would suit a range of buyers seeking a prime location.

The property is accessed to the front into a welcoming entrance hall, providing access to the lounge, kitchen, stairwell to the first floor with storage beneath. The lounge is to the front with large window, electric fireplace with surround, coving and is neutral in décor. To the rear is the dining room with window, serving hatch and coving. The kitchen/breakfast room is central to the property and offers a range of wall and base units, worktops with stand, stainless steel sink/drainer, space for gas oven and integrated dishwasher. To the rear of the property is a beautiful conservatory that has been finished to a high standard, a reflective glass roof with fitted remote-controlled blinds, power, lighting and heating so that it may be used all year around to make the most of lovely garden views. Finally, there is a downstairs WC and access into the tandem garage.





To the first floor, there are 4 bedrooms, a family bathroom and shower room. Bedroom 1 is to the back with two windows overlooking the pretty garden, built-in wardrobe and wash-hand basin with vanity unit. Bedroom 2 is to the front with window, built-in cupboard and is a good size double room. Bedroom 3 has built-in storage, cupboard over the stairs and is to the front of the property. Finally, bedroom 4 is to the rear with a window overlooking the garden, built-in wardrobes and is a single room that could serve as a useful study. The family bathroom has obscured window to rear, bath with electric shower over, low level WC, wash-hand basin and is fully tiled. The shower room has skylight, walk-in shower, low-level WC, wash-hand basin and is fully tiled.

The final space to the first floor offers great flexibility. It could readily be converted to a fifth bedroom, or used as a large home study/office with separate stairwell, a play area for children, crafts room, or second family/TV room.

Outside, to the front there is off-street parking for one car, low-level wall, low maintenance front garden laid to patio with stone chippings and some shrubs. There is access to the tandem garage via electric roller door. The tandem garage measures 33'1 max x 10'1 max with window to rear, power, lighting, plumbing and wall mounted Vaillant gas boiler. The garage space offers excellent opportunities for further development as utility room, workshop or for extension of the kitchen or conservatory area.

To the rear is a level, family-sized garden that is laid to lawn with attractive shrubs and trees. The garden's orientation means it will benefit the afternoon/evening sun.



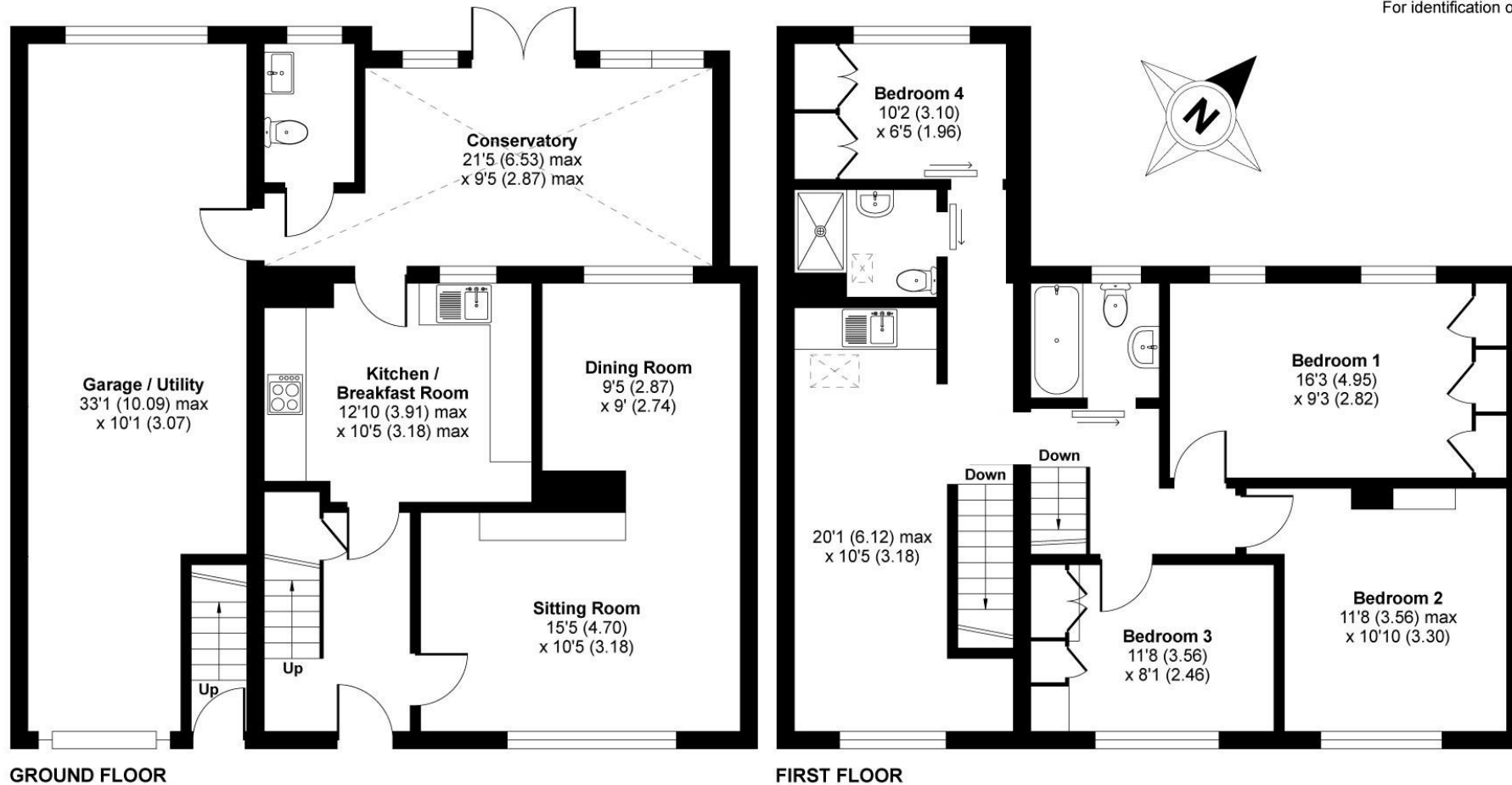
Energy Performance Certificate D



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Approximate Area = 1920 sq ft / 178.4 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Leese & Nagle. REF: 1091580



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