



Southfield Road

Guide Price £1,150,000

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23 Southfield Road, Westbury-on-Trym, Bristol, BS9 3BG

- Semi Detached
- Beautiful Family Home
- Ample Square Footage (Approx 2,500 sq. ft)
- Fantastic Features
- South-Westerly Facing Rear Garden
- Off Street Parking and Tandem Garage

A wonderful and large 4 bedroom semi detached family home set on one of the most desirable roads in Westbury on Trym, BS9. The property offers ample square footage for a growing family, further scope and potential, as well as parking for multiple cars, tandem garage and a south-westerly facing rear garden. With local schools, parks and amenities all within easy reach, this property is sure to be popular.

The house is accessed to the front into a useful entrance porch. Thereafter is the grand and welcoming entrance hall with original front door with lead piped stain glass windows, double glazed stain glass window to side, wonderful high ceilings, access to the reception rooms as well as kitchen, understairs WC and understairs cupboard perfect for shoes and coats. The spacious lounge is to the front, is light and airy with large bay window, log burner with a beautiful stone surround, coving, ceiling rose, ceiling and wall lights. The rear reception room is equally proportioned and could be used as a fantastic family room, a formal dining room or perhaps even lends itself to those who may wish to open up the kitchen to create a large open plan kitchen/living/dining area to the rear of the property. The kitchen boasts a range of wall and base units, worktops and a tiled splashback, double stainless-steel sink, 4 ring gas hob, extractor fan, double oven, Creda microwave, plumbing for dishwasher and space for fridge/freezer. To the end of the kitchen is a lovely dining/breakfast area with door to side and window to rear looking over the beautiful garden. The final room to the ground floor is the sun lounge with window to the rear and skylight, a great place to sit and read a book or relax and drink a coffee. Finally, there is a stairwell that leads to a lower level.

The lower floor gives access to the garden, a further storage area which would lend itself as a great boot room, off this is an additional WC with stainless steel sink, plumbing for washing





machine and space for a tumble dryer. The cellar is vast, measuring approximately 998 sq ft in total has restricted head height but lends itself as superb storage.

Upstairs, to the first floor is a comfortable landing space with stain glass window to side with a secondary glazing, access to the bedrooms, bathroom and loft hatch. Bedroom 1 is to the front of the house and enjoys the morning sun with large bay window, electric fireplace, coving, picture rail and built-in wardrobes. Bedroom 2 is to the rear with views that extend as far as Dundry and Portishead, picture rail, wash hand basin and mirrored wardrobe. Bedroom 3 has window to rear, enjoying the views over the garden, cupboard housing Worcester gas boiler and tank system, picture rail, wash hand basin and built-in wardrobe. Bedroom 4 is a large single room with window to front and picture rail. The bathroom has obscured window to rear, separate shower cubicle, bath, low level WC, wash hand basin and is partly tiled.

Outside, there is a large frontage with driveway for multiple cars with access to the tandem garage via electric up and over door, enjoys power and lighting as well as door to rear garden that provides invaluable side access. The rest of the garden to the front is laid to stone chippings, wooden fencing, hedges, shrubs and trees.

To the rear, is a very interesting and established garden that enjoys a south-westerly aspect, perfect for those who enjoy making the most of their outdoor space and enjoy beautiful sunshine through the day and evening. There are a number of areas to enjoy including two patio areas, one of them benefiting a pergola for an 'Al Fresco' summer dining area and to maintain a portion of shade. The rest of the garden is laid to lawn with a variety of shrubs and trees as well as attractive Silver Birch, greenhouse and storage area that goes under the house.



Energy Performance Certificate
Rating D

Council Tax Band F





Southfield Road, Westbury-on-Trym, Bristol, BS9

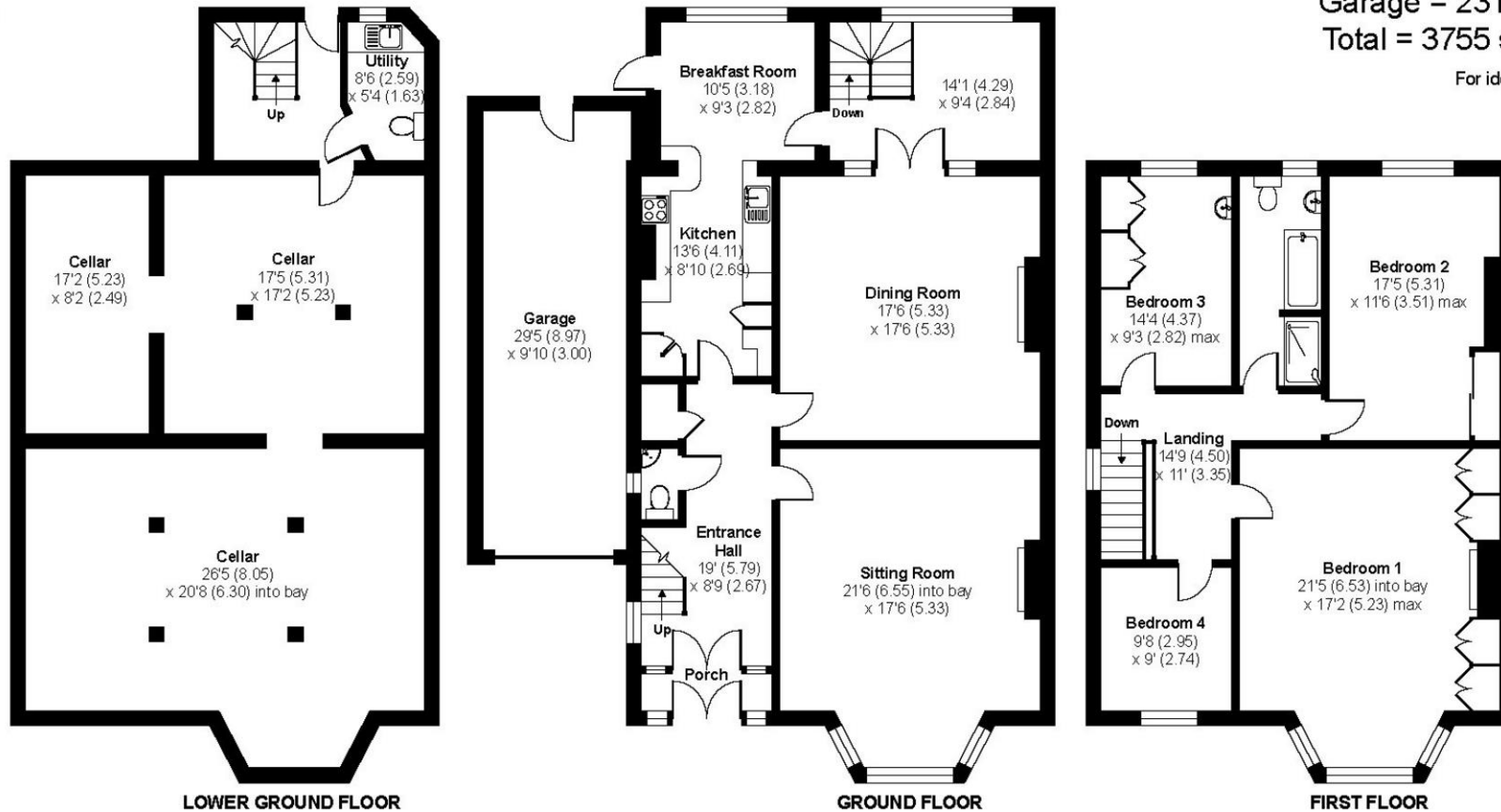
Approximate Area = 2526 sq ft / 234.6 sq m (excludes cellars)

Restricted Head Height Cellar = 998 sq ft / 92.7 sq m

Garage = 231 sq ft / 21.4 sq m

Total = 3755 sq ft / 248.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Leese & Nagle. REF: 1178241



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