

34 The Dell, Westbury-On-Trym, Bristol, BS9 3UD

GUIDE PRICE £699,950

GOODCHILD
ESTATE AGENTS

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PROPERTY OVERVIEW

A superbly extended four-bedroom semi-detached family home offering approximately 1,450 sq ft of versatile accommodation, positioned on the same highly regarded road as the ever-popular Elmlea Schools and well within the APR for Bristol Free School.

Beautifully presented throughout, this spacious home has been thoughtfully extended to create a layout perfectly suited to modern family living. The accommodation provides an excellent balance of open-plan entertaining space alongside more traditional reception rooms, making it ideal for growing families and those working from home.

The welcoming entrance hall leads to a bay-fronted sitting room with feature fireplace and wood-burning stove, creating a cosy retreat away from the main living areas. At the heart of the home is an impressive open-plan family room incorporating the kitchen and dining area, providing a fantastic space for everyday life and entertaining. The kitchen is fitted with a comprehensive range of modern units, integrated appliances and a range-style cooker, whilst glazed doors open directly onto the rear garden.

Further ground floor accommodation includes a separate snug with French doors to the garden, a dedicated study ideal for home working, a useful utility room and a contemporary shower room. The first floor offers four well-proportioned bedrooms. The principal bedroom enjoys views over the rear garden and benefits from an en-suite shower room. Three further bedrooms are served by a modern family bathroom, providing excellent flexibility for families of all sizes.

Outside, the property enjoys attractive kerb appeal with a generous block-paved driveway providing off-street parking for two vehicles. To the rear, the enclosed garden has been designed with family life in mind, featuring a large patio for outdoor dining and entertaining, leading down to a lawned garden with space for children to play.

The Dell remains one of Westbury-on-Trym's most sought-after family locations, particularly for buyers looking to secure access to excellent local schooling. Elmlea Infant and Junior Schools are within easy reach, whilst Bristol Free School, Canford Park, Westbury-on-Trym Village, Henleaze High Street and excellent transport links are all close at hand.

A fantastic family home in a location that consistently proves popular with buyers, offered for sale with no onward chain.

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KEY DETAILS

- Extended Semi-Detached Family Home (Approx. 1,450 sq ft)
- 4 Bedrooms
- Impressive Open-Plan Kitchen, Dining & Family Room
- Separate Snug With French Doors To The Garden
- Enclosed Rear Garden With Patio & Lawn
- Well Within The APR For Bristol Free School
- No Onward Chain

Guide Price: £699,950

Tenure: Freehold

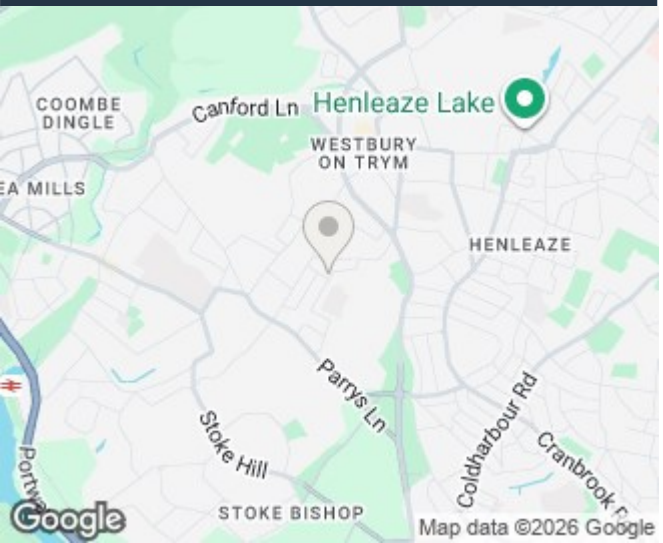
Council Tax Band: D

Local Authority: Bristol City Council

Vendors Onward Position:
No Onward Chain

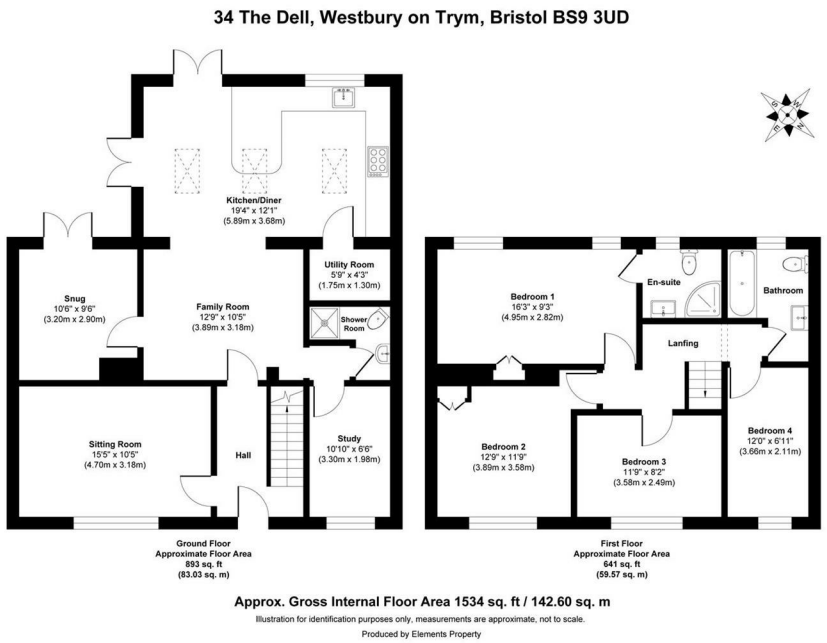
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By appointment only



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