



30 North View, Westbury Park, Bristol, BS6 7QA

GUIDE PRICE £525,000

 **GOODCHILD**
ESTATE AGENTS

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PROPERTY OVERVIEW

Occupying a prime position on one of Westbury Park's most desirable roads, this beautifully presented Victorian home effortlessly combines timeless character with thoughtfully extended and improved accommodation, creating a home perfectly suited to modern living.

Behind its attractive stone façade, the property immediately impresses with its wealth of retained period features, including original fireplaces, exposed wooden flooring, sash windows and generous ceiling heights, all complemented by tasteful contemporary finishes throughout. The result is a home that feels both elegant and welcoming.

The accommodation has been thoughtfully extended to create a superb open-plan kitchen and dining room at the rear, forming the true heart of the home. Bathed in natural light from overhead skylights and glazed doors opening directly onto the garden, this is an exceptional space for everyday living and entertaining. To the front, the separate sitting room provides a cosy retreat centred around a high-quality log-burning stove, creating the perfect place to relax during the winter months.

To the first floor are two well-proportioned double bedrooms together with a stylish family bathroom, all beautifully presented and finished to an excellent standard.

Outside, the enclosed south-facing rear garden has recently undergone a complete programme of professional landscaping, creating a beautifully designed outdoor space that enjoys a sunny aspect throughout much of the day. Thoughtfully planned to provide the perfect balance of entertaining and relaxation, the garden features attractive paved seating areas, established planting and a superb timber pergola, creating a wonderful extension of the living accommodation and an ideal setting for al fresco dining or simply unwinding in complete privacy.

Location

North View is one of Westbury Park's most sought-after addresses, renowned for its attractive period homes and exceptional convenience. The excellent independent shops, cafés and restaurants of North View are quite literally on the doorstep, whilst the open green spaces of Durdham Downs are just a short stroll away. Highly regarded local schools, excellent transport links and Bristol city centre are all within easy reach, making this an outstanding location for professionals, downsizers and young families alike.

A wonderful opportunity to acquire a charming Victorian home in one of Bristol's most desirable neighbourhoods, offering the perfect balance of character, comfort and convenience.

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KEY DETAILS

- A Beautifully Presented Victorian Property
- Retaining Period Features Inc. Fireplaces, Wooden Flooring & Sash Windows
- 2 Bedrooms
- Open Plan Kitchen/Dining Area
- A Beautifully Manicured Rear Garden
- Close to Local Amenities e.g. Cinema, Waitrose Supermarket, Library & Doctors Surgery

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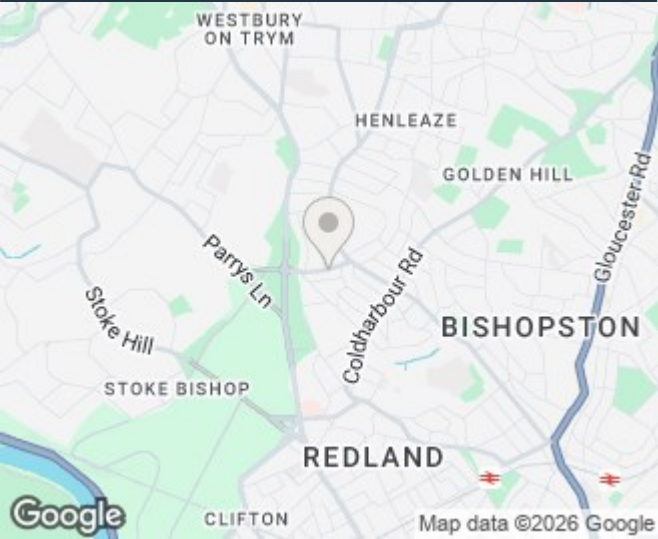
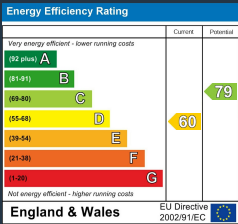
Tenure: Freehold

Council Tax Band: C

Local Authority: Bristol City Council

Vendors Onward Position:

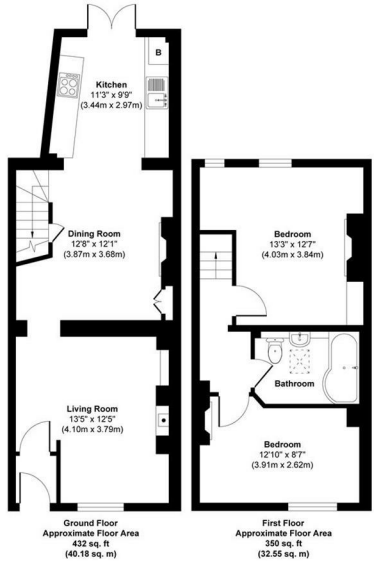
Onward Purchase



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Approx. Gross Internal Floor Area 782 sq. ft / 72.73 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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