



Whytes Close, Westbury On Trym BS9

£699,950



4



2

WHYTES CLOSE, WESTBURY ON TRYM, BS9

COMING SOON! This brand new build, 4 bed, 2 bath semi detached home with rear garden and off street parking located on the outskirts of Westbury Village within the with extremely convenient access to local shops, pubs, banks, restaurants and primary schools are within approx. 0.7 miles.

Finished to a high standard throughout and benefitting from a 10 year structural warranty and an excellent predicted energy rating (Predicted A), this family home is over 2 floors has been thoughtfully constructed to incorporate, luxury and comfort.

The hub of this home is certainly the kitchen/dining/family room which spans the full width of the back of the house with bi-fold doors opening to the rear garden. The kitchen has a range of ??? integrated appliances that include fridge, freezer, double oven, induction hob and dishwasher. There are ??? worktops and plenty of cupboard storage.

The utility room/WC has plumbing for the washing machine, as well as having space for a dryer. This also houses the boiler.

The second reception is at the front of the house.

the first floor has four double bedrooms, one of which has an ensuite shower room, and the family bathroom. This is fully tiled and has a shower over the bath.

Outside, there is a paved driveway to the side and the back garden has a patio next to the house with the main part of the garden lawned.

The location is ideal as the village with its shops & amenities is moments away and all the transport links are easily accessible.

Westbury-On-Trym Church of England Academy approx. 0.12km

Badocks Wood E-ACT Academy approx. 0.72km

Bristol Free School approx. 0.61km

Location

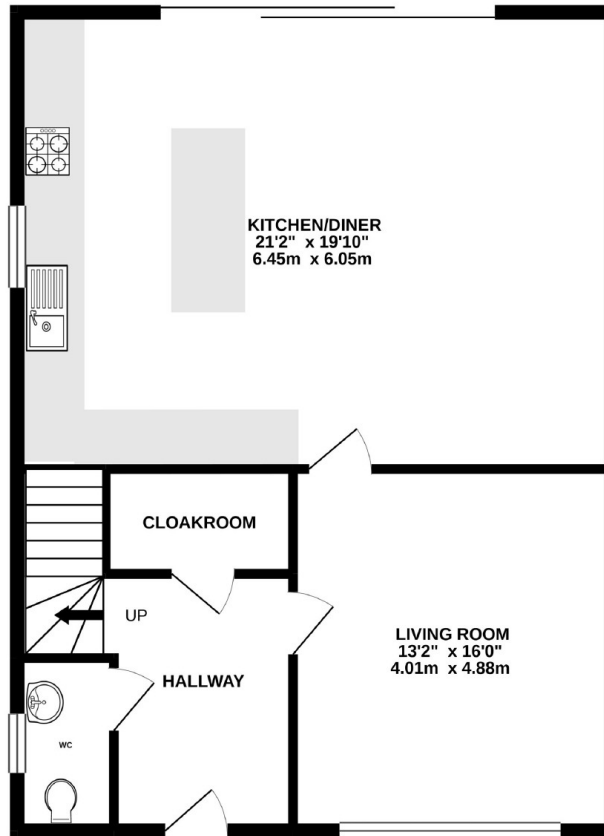
This property is situated on a very popular road and offers convenient access to the many shops, restaurants, pubs and amenities of Westbury Village, all within a few minutes walk. There are a number of well-regarded state and independent schools including Westbury on Trym C of E Academy (approx 122m) and Bristol Free School (approx 605m).

Directions

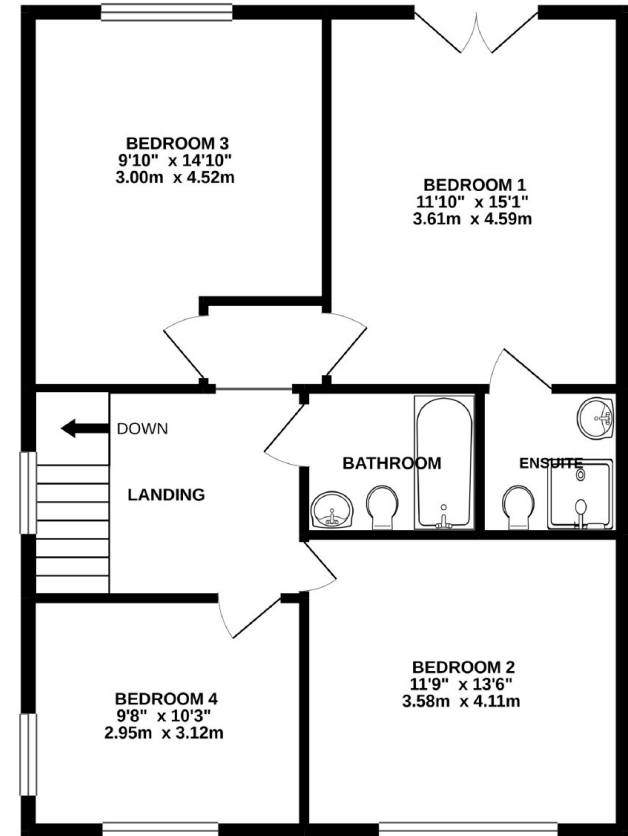
From the Maggs & Allen office on Northumbria Drive, continue towards Henleaze. At the mini roundabout take the first exit onto Henleaze Road. Then turn right onto Westbury Road and continue to follow A4018. Take a right onto Stoke Lane and take the second exit onto High Street/B4055. Continue onto Passage Road and then turn left onto Whytes Close.

If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000

GROUND FLOOR
779 sq.ft. (72.4 sq.m.) approx.



1ST FLOOR
779 sq.ft. (72.4 sq.m.) approx.



TOTAL FLOOR AREA : 1559 sq.ft. (144.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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- A semi-detached property

- 4 Bedrooms

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