



43 COTE LEA PARK

WESTBURY ON TRYM
BS9 4AH

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Due to its convenient access to the varied amenities on offer in Westbury Village, as well as Westbury Church of England primary school, we anticipate a strong demand of interest for this lovely home, as properties of this calibre and location are rarely available for long.

LOCATION

The house enjoys a tucked away position on the edge of the popular village of Westbury on Trym on the northern side of Bristol. Local footpaths provide convenient access to the shops, cafes and general amenities of Westbury Village including the well-respected infant and junior schools. The position affords convenient public transport links into the city and the motorway networks are easily accessible.

ACCOMMODATION

Please see the floorplan for room measurements and the property layout.

GROUND FLOOR

The ground floor offers beautifully presented accommodation, beginning with an elegant sitting room featuring a charming bay window with decorative leaded top lights, original picture rails and an attractive fireplace, creating a welcoming and characterful reception space.

To the rear, a superb open-plan kitchen and dining area forms the heart of the home. This light-filled space benefits from fitted flooring throughout and a bay window with double doors opening to the rear garden. The modern kitchen is well-appointed with a comprehensive range of wall and base units, while a second door provides direct access to the wonderful garden.

FIRST FLOOR

The entrance hall is enhanced by striking Art Deco stained glass, with a staircase rising to the first-floor landing. Here, you'll find three well-proportioned bedrooms, all tastefully decorated, together with a stylish family bathroom fitted with a modern contemporary white suite.

OUTSIDE

GARDENS

The property enjoys beautifully maintained gardens to both the front and rear. The front garden with attractive borders and brick paved driveway parking sets the home well back from the road, creating an impressive first impression while enhancing its kerb appeal.

To the rear, the generously proportioned sunny south facing garden has been thoughtfully designed to provide an inviting outdoor retreat. A lawn is complemented by a spacious patio seating, ideal for entertaining, while planted borders showcases a delightful selection of established plants, adding colour, texture and year-round interest. A detached garage can be found at the end of the garden.

GARAGE AND DRIVEWAY PARKING

The property enjoys a detached garage located to the rear of the property, and the present owner has created additional parking to the front of the property in the form of a brick paved parking place.

FURTHER INFORMATION

Local Authority: Bristol City Council

Council Tax Band: D

Services: Mains Gas, Water, Drainage and Electric

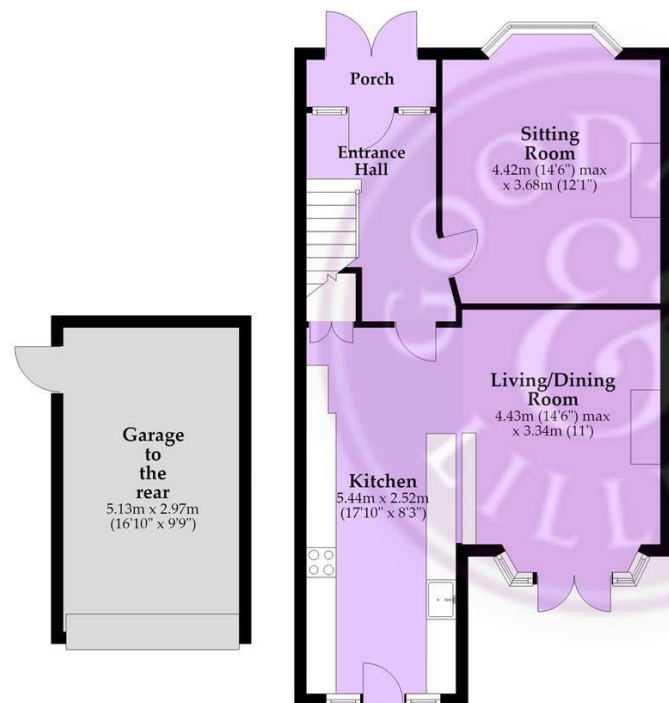




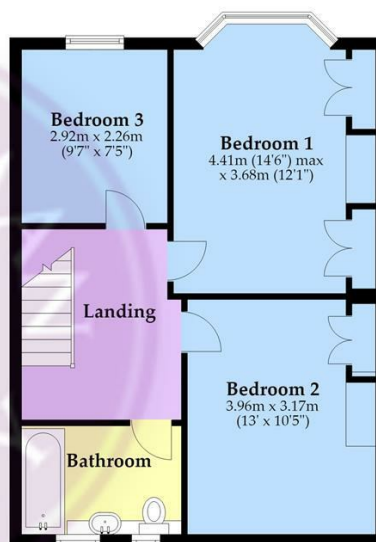


GOODMAN & LILLEY

Ground Floor
Approx. 71.5 sq. metres (769.6 sq. feet)



First Floor
Approx. 50.1 sq. metres (539.1 sq. feet)



Total area: approx. 121.6 sq. metres (1308.7 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

GOODMAN & LILLEY BRANCH NETWORK

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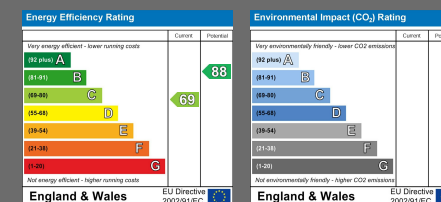
3 BEDROOMS
TENURE - FREEHOLD

2 RECEPTION ROOMS
IN ALL 1308.70 SQ FT

1 BATHROOMS
COUNCIL TAX BAND - D

- Exceptional three-bedroom family home
- Detached garage & Driveway parking
- Open plan kitchen/diner

- Charming south facing rear garden,
- Position on the edge of the popular village of Westbury on Trym
- Viewing essential



Opening hours vary slightly in each office
Mon to Fri - Usually 9am till 6pm
Saturday 9.00am-4.00pm