



Westbury on Trym | Guide Price £1,200,000

leese
& nagle 

28 Great Brockridge

Westbury on Trym,
Bristol BS9 3TZ

- 4 Double Bedrooms
- Detached
- Elmlea and Bristol Free School Catchment
- Beautiful Elevated Views
- Off Street Parking and Double Garage
- No Onward Chain

Set in a prominent position towards the top of Great Brockridge, is this fantastic 4 bedroom detached family home that is brought to the market for the first time in 25 years. With some breath-taking elevated views over BS9 and beyond, great square footage, lovely rear garden, parking, double garage and excellent local schools including Elmlea and the Bristol Free School, this property is sure to be popular for the family market. With no onward chain, a swift move is possible.

The property is accessed to the front into the entrance hall that gives passage to the lounge, the kitchen and additional reception room, as well as downstairs WC and stairwell to the first floor. The living space is open plan acting as a lounge/dining area that benefits from a wonderful view to the front as well as French doors to the level rear garden. Further features include the large open fireplace which is a lovely feature when spending time with family and special occasions as well as carpeting to the lounge and wooden flooring to the dining area. The kitchen is to the rear with French doors that open onto the garden, window to side, a range of wall and base units, worktops, sink/drain, space for range cooker, stainless steel cookerhood, plumbing for washing machine and dishwasher as well as space for American style fridge/freezer. The final room to the first floor is to the front and offers versatility, it could be used as an additional lounge/snug, playroom for children or as a great home study.





To the first floor, the landing has window to side, access to the bedrooms as well as the family bathroom. The loft hatch has a ladder that drops down with an excellent useable space in the roof with lots of storage and skylight. Bedroom 1 is to the rear with a view over the garden and acts as a fantastic primary room with plenty of space for furniture and is carpeted. The en-suite is spacious with walk in shower/wet room, low level WC, wash hand basin, fully tiled and extractor fan. Bedroom 2 is to the front with a window to the front and side enjoying beautiful elevated views and getting sunshine throughout the day. With a built-in wardrobe and neatly decorated it is a perfect second bedroom. Bedrooms 3 and 4 are fairly proportionate in size and both fit a double bed. The family bathroom has an obscured window to side, bath with shower over, low level WC, wash hand basin with vanity unit and is fully tiled.

Outside, to the front of the property is the double garage that measures 20'8 x 17'8 with roller door and benefits power and lighting. A great workshop, storage area or simply an accessible garage for cars. Up the driveway that is laid to tarmac you reach the level of the house that is elevated from the road. There is off street parking for several cars to the front and side of the house.

To the rear is a fantastic family garden that enjoys sunshine in the day and late into the evening. The patio is large with a wonderful barbeque area which is great for entertaining. Up 2 steps and through the pergola you reach the lawned area and shed to the end of the garden.

With spectacular elevated views this a great family home that is great for entertaining and day to day family living with excellent local schooling this property is sure to be popular. An early viewing is advised to avoid disappointment.



Directions

From our Stoke Lane office head left and take the first left on to Great Brockeridge. Head through the crossroads, staying on Great Brockeridge continuing up the hill and the house is to the left hand side.

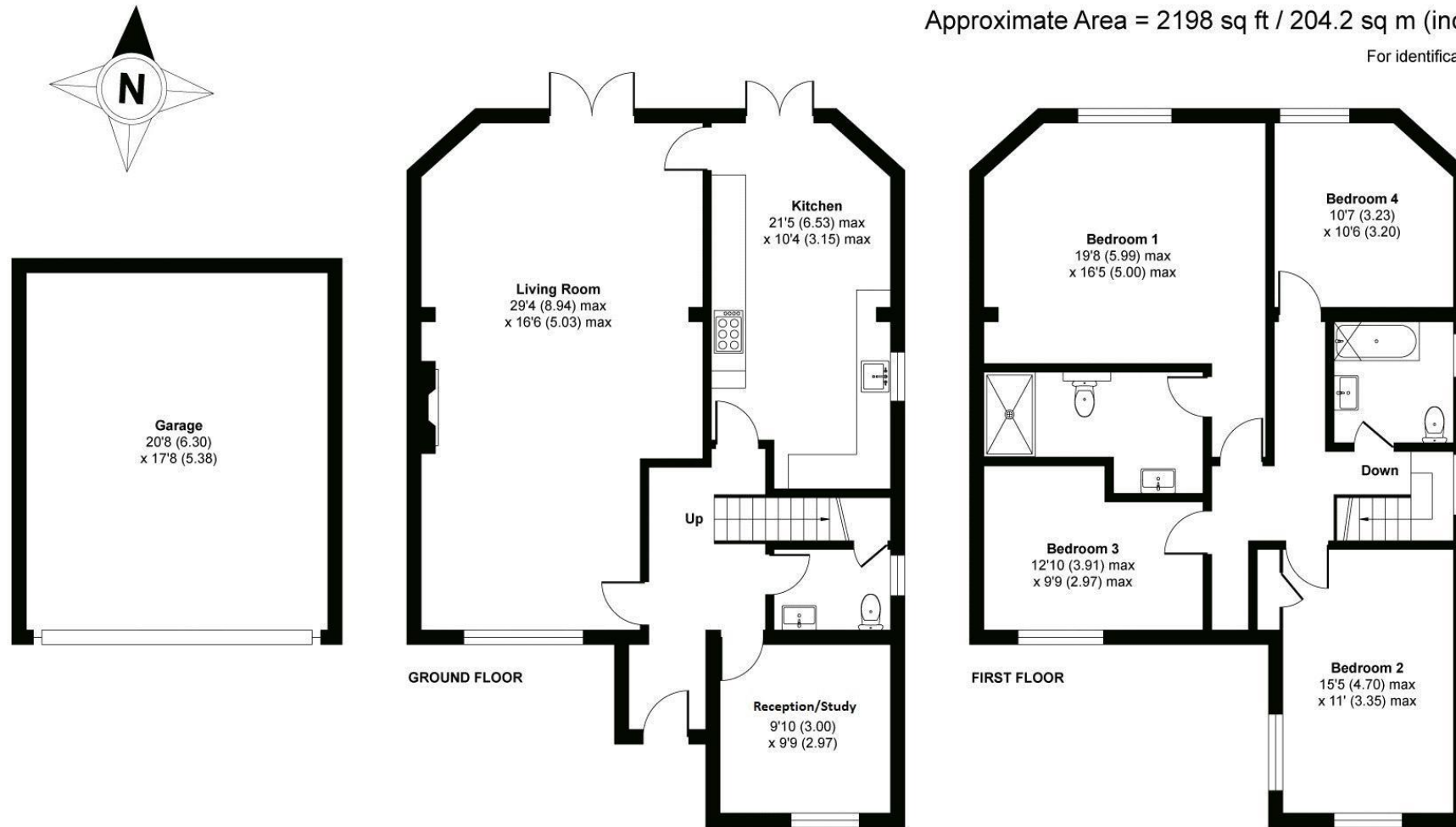
Energy Performance Certificate
Rating E



Great Brockeridge, Bristol, BS9

Approximate Area = 2198 sq ft / 204.2 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023.
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