



Westbury on Trym | £1,333,000

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17 Elmlea Avenue

Westbury on Trym, Bristol, BS9 3UU

- Exquisite Family Home
- Art Deco Influenced
- Six Bedrooms, Three Bathrooms
- Lovely Open Plan Family/Kitchen Area
- Secluded & Private Gardens
- Within 200m of Elmlea Schools
- Convenient Side Road Location

Exquisite 1920's 'Art Deco' influenced detached family home providing family orientated accommodation of the highest quality, privacy and a highly convenient location close to Elmlea Schools.

Sympathetically yet significantly extended in recent years from its original footprint the house effortlessly combines period style with modern day convenience creating a wonderful family home. Mature tree lined gardens surround the house providing not only a pleasant outlook but seclusion and privacy with plenty of interesting areas. The house is set behind a high level Laurel hedge with magnificent Cedar of Lebanon set into one corner. Double timber gates provide vehicle access.

The front door sits under an attractive arched portico which opens into a lobby with further door opening into a welcoming hallway with cloakroom. The two principal reception rooms are positioned on the Southerly aspect of the house and retain their original fireplaces, French doors and windows set into large feature bays. At the rear of the house in the newer extension is the hub of the home; a characterful Snug area with woodburner which in turn opens into a large light filled open plan kitchen/diner with French doors opening onto the rear patio. The kitchen has an adjoining utility room, a walk-in pantry and a large central island unit with space for a family dining table next to it. This area benefits from under floor heating.





The split level first floor provides the majority of the bedroom accommodation. The master bedroom is positioned at the rear of the house and has French doors opening onto a balcony overlooking the garden, walk in wardrobe and its own en suite shower room. The four additional bedrooms on this floor can all be described as double sized and are serviced by a family bathroom. The sixth bedroom is provided via a loft conversion. An interesting room with nooks and crannies and pleasant outlook it also has its own en suite shower room.

The gardens are delightful. Full of interesting features, private secluded areas with some beautiful mature trees and shrubs leading up to the wooded rear. The main lawn stretches across the back of the house and provides space for a children's game of football. A flagstone patio area sits adjacent to the French doors from the living room and kitchen/diner and provides a comfortable external dining space.

A Cobblestone drive at the front of the house provides off street parking for several cars and leads to the integral single garage. At the far end of the drive under the Lebanon tree is a covered carport incorporating store area, a log store is positioned to the left of the double entrance gates.



Directions

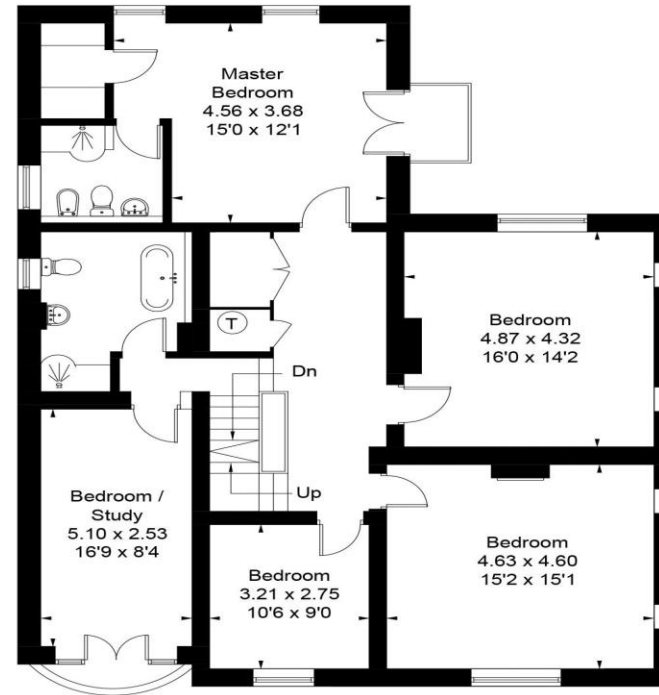
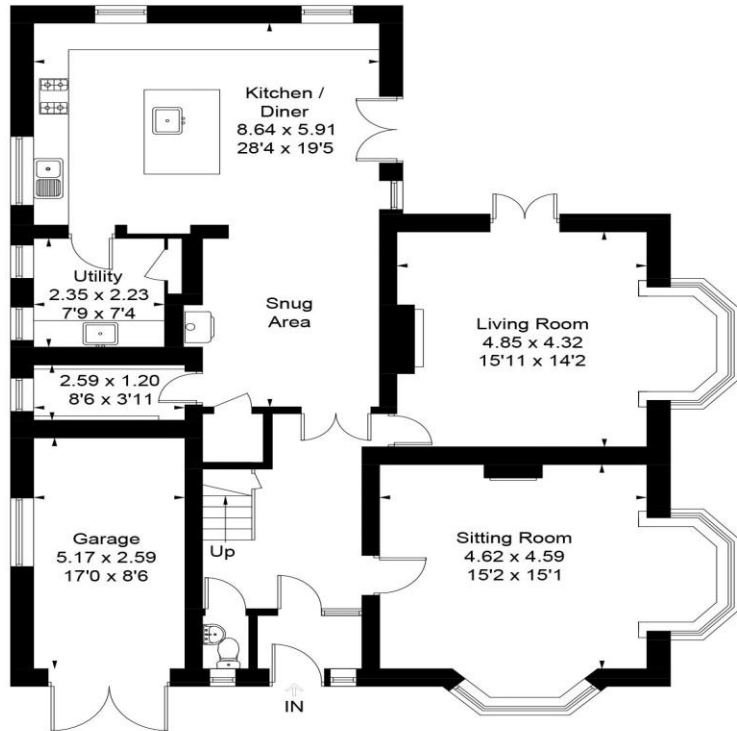
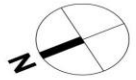
Heading out of Bristol via Whiteladies Road in Clifton head along the edge of Durdham Downs and turn left at White Tree roundabout. Head down the hill on Parrys Lane and turn right into Elmlea Avenue. The house is on the right hand side after approximately 200m

Energy Performance Certificate

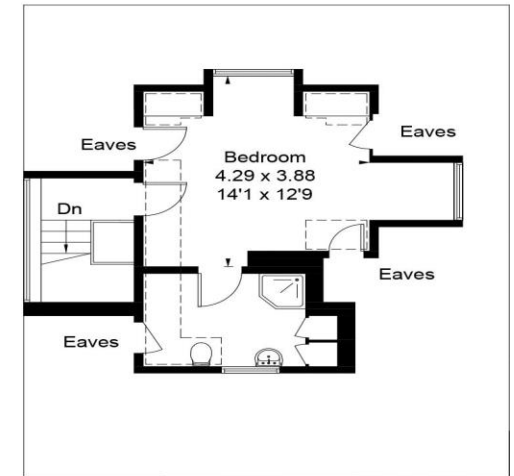
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Approximate Floor Area = 285.8 sq m / 3076 sq ft
Including Limited Use Area (9.3 sq m / 100 sq ft)
Garage = 13.5 sq m / 145 sq ft
Total = 299.3 sq m / 3221 sq ft



□ = Reduced head height below 1.5m



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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