



166 EASTFIELD ROAD,  
WESTBURY ON TRYM, BS9 4AT

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**GOODMAN  
& LILLEY**



A DELIGHTFULLY REFURBISHED AND EXTENDED FOUR BEDROOM FAMILY HOME WITH GARAGE, NOW OFFERED IN EXCELLENT CONDITION AND SITUATED ON THE EVER POPULAR WESTBURY-ON-TRYM/HENLEAZE BOARDERS WITH GREAT LOCAL SCHOOLING AND AMENITIES CLOSE AT HAND.

#### Accommodation

See floorplan for all measurements.

#### Ground Floor

##### Entrance

The property is entered via a storm porch with attractive tiled floor and an original entrance door with surrounding leaded glass features to the main entrance hallway.

##### Entrance Hall

Good sized with stairs rising to the first floor, exposed wooden floor boards, feature radiator, recessed coat storage and doors to:

##### Cloakroom / WC

Newly fitted with low level WC and wash basin, tiled walls and floor.

##### Open Plan Living Room

A superb 30 ft plus modern open plan living space with three areas, a sitting room, dining room and modern kitted kitchen. Exposed wooden floor boards throughout.

##### Sitting Room

A wonderfully sized room to the front of the house with large double glazed bay window, feature radiator and opening into the dining room.

##### Dining Room

With double glazed French doors to the rear garden, two feature radiators and opening into the kitchen.

##### Kitchen

A superbly fitted kitchen recently finished offering wall and base cupboards, inset sink unit with mixer tap, quality quartz work surfaces and breakfast bar, integrated appliances, wine cooler, double glazed windows and door to the rear.

#### First Floor

##### Bedroom Two

Originally the houses main bedroom with double glazed bay window to the front elevation, feature radiator.

##### Bedroom Three

Double glazed window to the rear aspect with views out towards Henleaze lake, feature radiator, fitted wardrobes to recesses.

##### Bedroom Four

Double glazed window to the front elevation, radiator.

#### Family Bathroom

Fitted modern white suite comprising bath with central tap and shower fitted over, wash basin with mono block tap and close low level WC. Attractively tiled walls and floor, feature radiator, double glazed window to the rear.

#### Second Floor

##### Landing

With skylight, doors to rooms and built in Utility cupboard with space for washing machine and tumble dryer.

##### Bedroom One

Having just been finished by the present owners the loft has been converted to a high standard offering excellent space and comprising great sized main bedroom with a dressing room off to one side, five velux windows giving ample light and with great views to the rear, feature radiators, access to further loft space storage. A superb room that has to be seen.

##### Shower Room

Newly fitted modern white suite including oversized shower cubicle with fitted shower, wash basin with storage under and low level WC. Tiled floor, double glazed window to the rear and feature radiator.

#### Outside

##### Front Garden

The front garden setting the house back from the road offers an enclosed space with front gate to a path to the front door and a paved area with shrub boarders.

##### Rear Garden

Being of above average sized and fully enclosed the rear garden offers patio, lawn and children play areas, with a central pathway providing access to the far end where you will find parking and a single garage.

#### Other Information

- \* New Roof
- \* New gas combi boiler
- \* Basement storage 1.7 m high
- \* Off-road path access to Westbury on Trym primary
- \* New carpets
- \* New radiators
- \* Opposite Quarry Park playground

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- Terraced Home
  - Open Plan Living Room
  - Downstairs Cloakroom/WC
  - Garage and Parking
  - Excellent Location

- Four Bedrooms
- Two Bathrooms
- Wonderful Gardens
- Great Local Schools

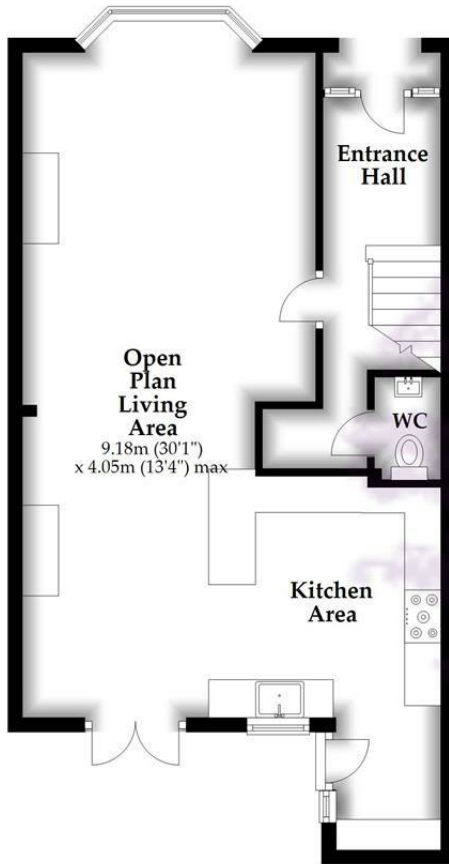


OFFERS IN EXCESS OF £550,000



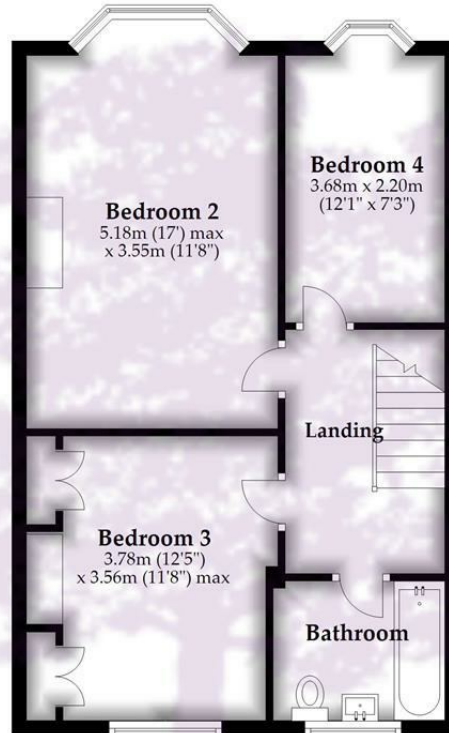
## Ground Floor

Approx. 54.6 sq. metres (588.2 sq. feet)



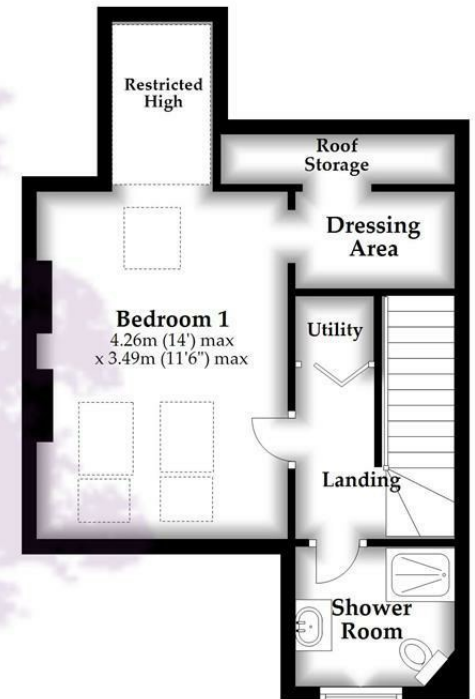
## First Floor

Approx. 53.5 sq. metres (575.4 sq. feet)



## Second Floor

Approx. 38.1 sq. metres (410.5 sq. feet)



Total area: approx. 146.2 sq. metres (1574.1 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.

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