



Broad Lane, Westerleigh, Bristol

- Individual Property Re-Designed 2022
 - Sought After Village Location
 - Two Receptions & Utility
 - Three Bedrooms
- Enclosed Rear Garden with Countryside Views
- Re-Designed 2022
 - Open Plan Kitchen/Diner/Family Room
 - Shower Room & Bathroom
 - Extensive Parking
 - Air Source Heat Pump

£700,000

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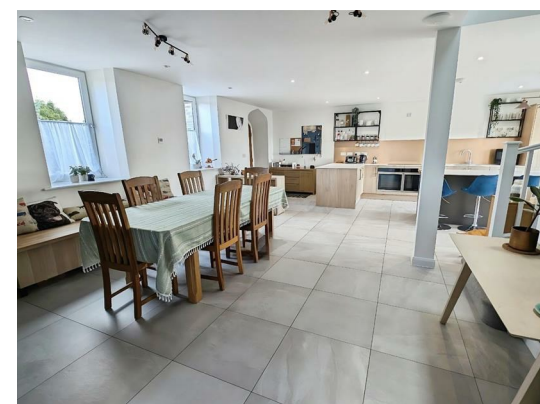
Nestled in the charming village of Westerleigh, Bristol, this nearly new character property, formerly part of a Victorian village school house, offers a unique blend of historical charm and modern living. Built in 2022, this semi-detached home has been meticulously renovated to create a warm and inviting atmosphere.

Spanning an impressive 1,808 square feet, the property features two spacious reception rooms, providing ample space for relaxation and entertainment. The heart of the home is the stunning open plan kitchen, diner, and family room, which is complemented by a separate utility room for added convenience. The ground floor also includes a comfortable lounge, an outer hallway leading to a versatile second reception room that can serve as a fourth bedroom, and a modern shower room.

As you ascend to the first floor, you will find a galleried mezzanine that is currently utilised as an additional bedroom area. The upper level boasts three well-proportioned bedrooms, including a master suite that features a delightful glass Juliette balcony, offering picturesque views of the surrounding countryside. A contemporary white bathroom completes this floor, ensuring comfort and style.

The property is double glazed throughout and benefits from an air source heat pump and electric underfloor heating on the ground floor, providing energy efficiency and warmth. The enclosed rear garden, which backs onto open countryside, offers a tranquil outdoor space, perfect for enjoying the natural surroundings. Additionally, the front of the property features block-paved parking, accommodating multiple vehicles.

This unique and individual home is sure to attract interest, situated in the sought-after village of Westerleigh, where community spirit and scenic beauty abound. Do not miss the opportunity to make this exceptional property your own.



Porch

Composite door with double glazed full length window, tiled flooring, door opening into

Open Plan Lounge/Diner/Family Room

25'2"-13'10" x 24'8" max

Two feature double glazed windows to the front, double glazed bi-folding doors to the rear, range of units with work surface over, 1.5 sink with mixer tap, electric induction hob, two built in electric ovens, integrated full length fridge and freezer, dishwasher, Island with drawers and seating under, tiled floor, ceiling spotlights, underfloor heating, stairs to 1st floor with storage cupboard under, opening to lounge and door into

Utility Room

6'3" x 5'8"

Double glazed door to the side, wall and base unit with work surface over, stainless steel sink with mixer tap, spaces for tumble dryer and plumbing for washing machine, tiled floor with underfloor heating, ceiling spotlights.

Lounge

16'4" x 15'2"

Double glazed window to the rear and side, wood effect flooring with underfloor heating further door into

Inner Hallway

Wood effect flooring, ceiling spotlights, further doors into

Reception Two (Bedroom Four)

9'11" x 8'11"

Double glazed window to the rear, underfloor heating.

Shower Room

Double glazed window to the side, white suite comprising, shower cubicle with rain shower over, WC, vanity wash hand basin, tiled flooring with under floor heating, heated towel rail, extractor fan, ceiling spotlights.

First Floor Landing

Double glazed Velux window, radiator, doors into

Galleried Study Area (currently used as a

Bedroom)

13'5" - 15'1" x 10'2"

Double glazed Velux window, beamed ceiling, wood effect flooring, radiator.

Bathroom

Double glazed Velux window, white suite comprising, paneled bath with shower over, vanity wash hand basin, WC, heated towel rail, ceiling spotlights, extractor fan.

Bedroom One

13'9" x 11'2"

Double glazed French doors with glazed Juliette balcony (overlooking open countryside), radiator.

Bedroom Two

13' x 7'9"

Double glazed Velux window, radiator, beamed ceiling.

Bedroom Three

9'7" x 9'4"

Double glazed Velux window, radiator.

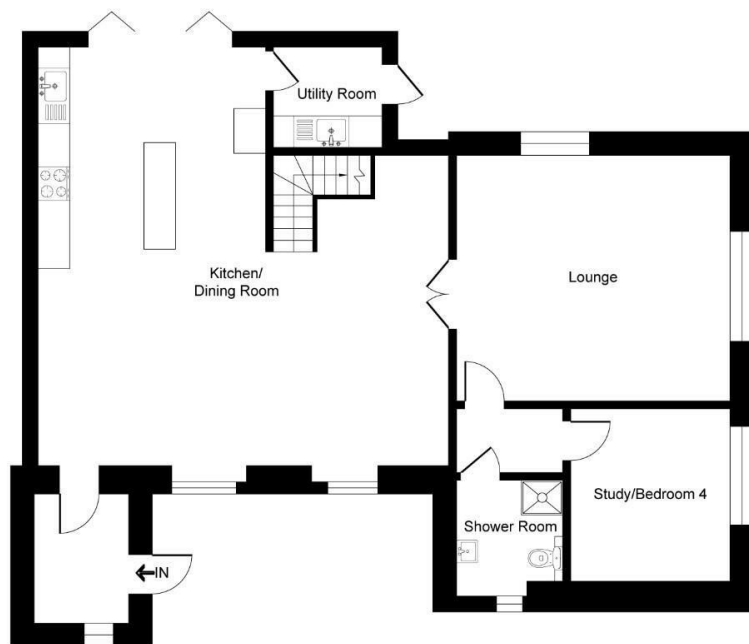
Outside

The walled and gated front garden has been laid to block paved parking for multiple vehicles. The enclosed rear garden is laid to lawn with patio area, outside tap, air source heat pump, garden shed backing onto open countryside and gated access to the side of the property.

Agents Note

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Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100+
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



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