



29 Russell Grove, Westbury Park, Bristol, BS6 7UF

£575,000

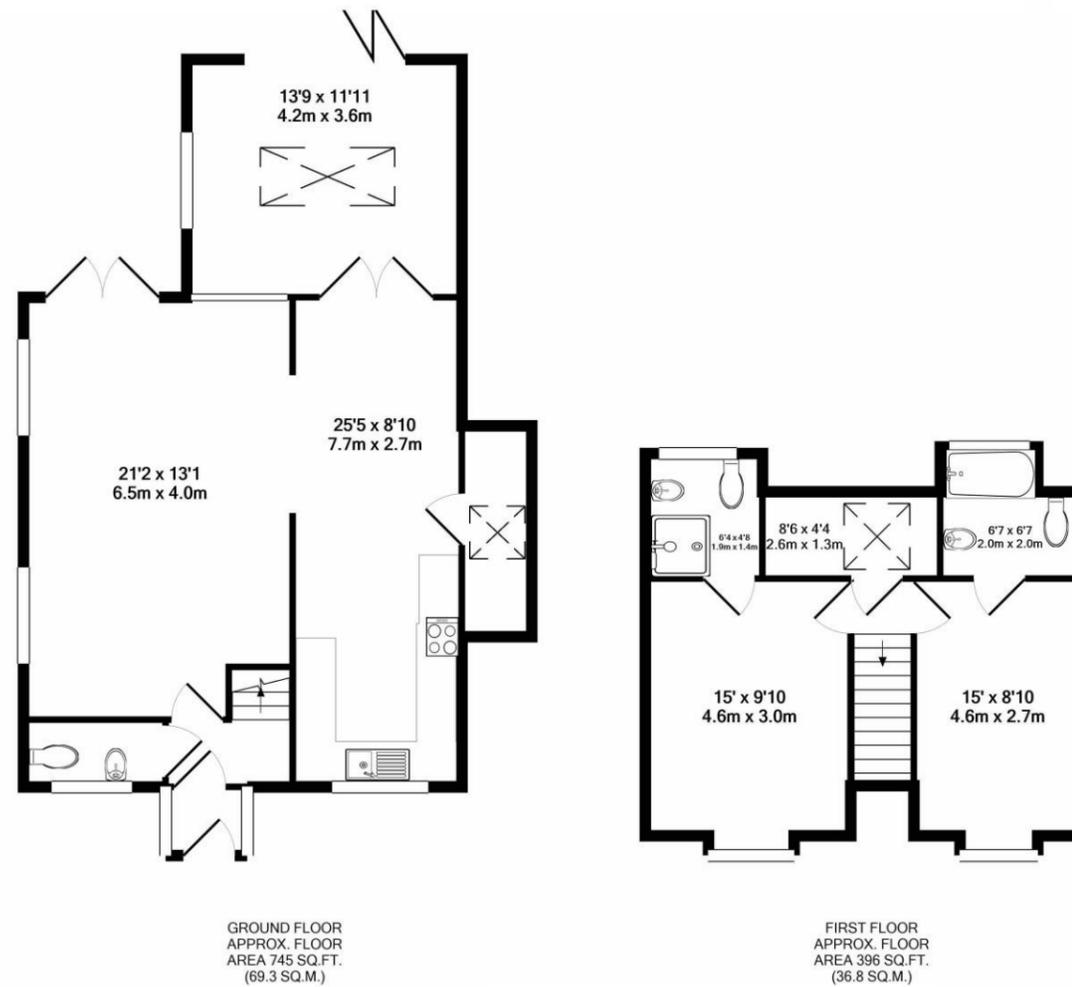
A modern detached two storey dwelling positioned within a quiet cul-de-sac adjacent to Henleaze Infant and Junior School. High specification throughout offering spacious living room with dual aspect and French doors to garden, kitchen/diner with Welsh slate flooring and two-tone high gloss finish and butchers block worktops also with dual aspect including oak internal doors to an extended living room which also has dual aspect, atrium roof and bi-fold oak doors to a L-shaped Indian sandstone, low maintenance west facing garden. Downstairs cloakroom, separate utility cupboard, two double bedrooms; both with ensuite and additional study to first floor. Ample parking within a brick paved driveway and marketed with a complete chain.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	A		
(81-91)	B		83
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL APPROX. FLOOR AREA 1142 SQ.FT. (106.1 SQ.M.)
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Entrance

Entrance via obscured half double glazed door leading to vestibule.

Entrance Vestibule

Triple aspect, obscured double glazed windows to sides, Welsh slate flooring, matching skirting and obscured glazed main vestibule door leading to central lobby.

Central Lobby

Continued Welsh slate flooring, column radiator, consumer unit, spotlights, central stairwell to central landing, door to downstairs cloakroom/WC and half glazed door leading to living room.

Living Room

6.45m x 4.0m (21'2" x 13'1")

Dual aspect, double glazed French style double doors and window to rear, twin obscured glazed doors to side, a fitted fireplace with tiled inset, granite hearth, coal effect gas fire inset, solid oak flooring and oak skirting, two column radiators, spotlights and an opening in excess of 2m to kitchen/diner.

Kitchen/Diner

7.74m x 2.69m (25'5" x 8'10")

Dual aspect, double glazed window to front and integral French style oak glazed double doors leading to modern extension/sitting room, additional half glazed door to utility cupboard. A high gloss finish, two-tone quality kitchen with solid oak worktop surfaces and matching window sill, stainless steel sink unit, mixer tap over, tiled splashbacks, twin Neff electric double oven with folding doors, a five ring stainless steel gas hob with extractor canopy over, glass splashbacks, integral upright fridge/freezer, continued Welsh slate flooring, spotlights, ample space for dining table, column radiator and ample storage.

Sitting Room

4.20m x 3.62m (13'9" x 11'11")

Three leaf oak double glazed bi-fold doors to rear, atrium roof to ceiling and double glazed windows to side, engineered oak flooring, oak skirting, two column radiators and television point.

Downstairs Cloakroom/WC

Obscured double glazed window to front, continued Welsh slate flooring with matching skirting, a two piece white suite comprising low level WC and wall mounted wash hand basin, tiled splashbacks, heated towel rail and a wall mounted Worcester gas combination boiler.

First Floor Central Landing

Doors to first floor rooms.

Master Bedroom

4.57m x 2.69m (15' x 8'10")

Double glazed window to front, spotlights, access to loft, access to storage, radiator and door to ensuite bathroom.

Ensuite Bathroom

2.0m x 2.0m (6'7" x 6'7") (to maximum points)

Obscured double glazed window to rear, a fitted three piece white suite comprising pedestal wash hand basin, low level WC, panelled bath with mixer tap and shower attachment over, concertina glass folding shower screen, fully tiled, heated towel rail, extractor fan and tiled flooring.

Bedroom Two

4.57m x 3.0m (15' x 9'10")

Double glazed window to front, radiator and door to ensuite shower room.

Ensuite Shower Room

1.92m x 1.41m (6'4" x 4'8")

Obscured double glazed window to rear, a fitted three piece white suite comprising low level WC, vanity unit with wash hand basin and mono tap over, walk-in shower cubicle, modern tiles throughout including flooring, heated towel rail, spotlights and heat lamp over.

Study

2.58m x 1.32m (8'6" x 4'4")

Velux window to rear and radiator.

Rear Garden

A low maintenance L-shaped Indian sandstone patio garden with a westerly aspect, mature shrubs to retained sleeper borders, fence panelled boundaries, garden shed, mature apple tree, additional storage to right-hand side behind utility cupboard, security gate to the left-hand side of the property which leads to a low maintenance brick paved driveway suitable for at least two vehicles to the front.

