



cj HOLE
est. 1867

7 Pinewood Close, Bristol, BS9 4AJ

Guide £575,000

Situated within a popular cul-de-sac in the heart of Westbury-on-Trym, this beautifully presented family home offers spacious and well-balanced accommodation, a wonderful rear outlook backing onto nature reserve land, and off-street parking for two vehicles.

- Council Tax Band: D
- Freehold
- EPC: C
- Three double bedrooms
- Beautifully presented throughout
- Large reception and dining room
- Generous kitchen with integrated Bosch appliances
- Separate utility area
- Downstairs cloakroom
- Family bathroom
- Driveway parking for two vehicles
- Carport access
- Rear garden with decking and lawn
- Backs directly onto a nature reserve
- Popular cul-de-sac location in Westbury-on-Trym



Upon arrival, a driveway provides parking to the front and leads to the entrance. Inside, a welcoming hallway gives access to the ground floor accommodation, with stairs rising to the first floor and a useful downstairs cloakroom positioned beneath.

To the front of the property, the spacious reception and dining room extends across much of the width of the house, creating a bright and inviting living space. A large front-facing window allows natural light to flood the room, while a partial dividing wall subtly separates the lounge and dining areas, providing distinct spaces for both everyday living and entertaining.

The dining area enjoys direct access to the rear garden via sliding glass doors, creating an excellent connection between inside and out. The garden features a decked seating area with steps leading down to a lawned section, all enjoying a peaceful backdrop overlooking the adjoining nature reserve. The open aspect and greenery beyond create a particularly tranquil setting.

Leading on from the dining area, the kitchen is a generous and well-appointed space fitted with a range of units and integrated Bosch appliances. A large rear-facing window and overhead skylight ensure the room remains bright throughout the day, while a door provides direct access to the garden decking. Beyond the kitchen, a practical utility area offers additional storage and worktop space, complete with a sink overlooking the garden, while a further door leads directly to the carport.

To the first floor, a large window at the top of the stairs fills the landing with natural light. The accommodation comprises three genuine double bedrooms and a family bathroom fitted with a bath and shower over, wash hand basin and WC. An airing cupboard provides useful additional storage.

The principal bedroom is a particularly spacious room positioned to the front of the property and benefits from a built-in storage cupboard. Bedroom two overlooks the rear garden and the greenery beyond, also featuring built-in storage, while bedroom three is another well-proportioned double and is currently arranged as a home office and additional living space.

Overall, this is a bright and well-maintained home in a sought-after Westbury-on-Trym location, offering generous family accommodation and a delightful rear aspect backing directly onto nature reserve land.





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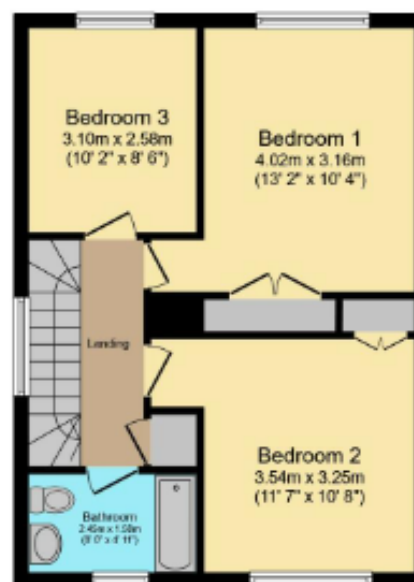
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Ground Floor



First Floor

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