



Coombe Dingle | Guide Price £500,000

leese & nagle 

109 Westbury Lane Coombe Dingle, Bristol, BS9 2PX

- 3 Bedroom Semi Detached
- No chain
- Brick Built
- Open Plan Living
- Large Southerly Facing Garden
- Off Street Parking and Store

A stunning 3 bedroom semi-detached, brick-built house in the sought-after location of Coombe Dingle. The house offers modern, contemporary living in a fantastic elevated position enjoying some superb views. In brief the property has open plan living downstairs, 3 family size bedrooms upstairs, bathroom, large southerly facing rear garden with a number of areas to enjoy, off street parking and store to side.

Access is via the front into the entrance hall which leads to the living space, stairwell to the first floor, built in cupboard great for coats and shoes as well as housing the meters. The living space has been opened up beautifully to create a functional kitchen/living/dining area that is light and airy. A truly wonderful area for day to day living or entertaining. The lounge area is to the front with window and is well decorated. A lovely feature that is enjoyed by this whole area is the wood burner. The dining space connects with the garden with large French doors that open onto a decked area and can accommodate a large table and chairs. The kitchen boasts a range of wall and base units with underlighting, oak worktops, Belfast sink, integrated appliances including; AEG induction hob, Neff double oven and Hotpoint dishwasher. Furthermore, there is space for American style fridge/freezer, access to store and wooden flooring.

To the first floor, the landing provides access to the bedrooms, bathroom, access to the loft with drop down ladder and window to side. Bedroom 1 is to the rear with superb elevated views towards the Downs, built in wardrobes and is well decorated.





Bedroom 2 is to the front, is a good double room with ceiling light and is carpeted. Bedroom 3 is to the rear and enjoys the same breath-taking views as Bedroom 1 and is with ceiling light and is carpeted. The bathroom has obscured window to front, corner bath, shower cubicle with Drench shower, low level WC, wash hand basin with vanity unit and is predominantly tiled.

To the front of the property there is off street parking for up to 3 cars, access to the store via electric roller shutter door, this area is fantastic for storage but also provides side access to get through to the garden. The store has power and lighting, plumbing for washing machine, space for tumble dryer, a porcelain tiled floor and to the rear a very useful downstairs WC and wash hand basin.

The garden to the rear is quite spectacular with elevated views that extend to the Downs. The decked area comes from the house and provides a great entertaining area for table and chairs to enjoy sunshine throughout the day with its southerly orientation. Down from the decking is the main garden, laid to lawn with path that goes down the garden. Towards the end of the garden is another decked area with pergola, this is perfect for 'Al Fresco' dining and is a real sun trap during the summer months, enjoying the end of day sun and a is a lovely lifestyle area. It is also worth noting that there is built in storage beneath the decking and store.



Directions

From our Stoke Lane office turn left and proceed until the end of the road. Take a right on to Parrys Lane and then an immediate right on to Coombe Lane. Carry on until the end of the road and take a left on to Dingle Road. Go over the small bridge and take the first right on to Westbury Lane. The property can be found to your left-hand side, towards the top of the hill.

Energy Performance Certificate

Rating D

Council Tax

Band C

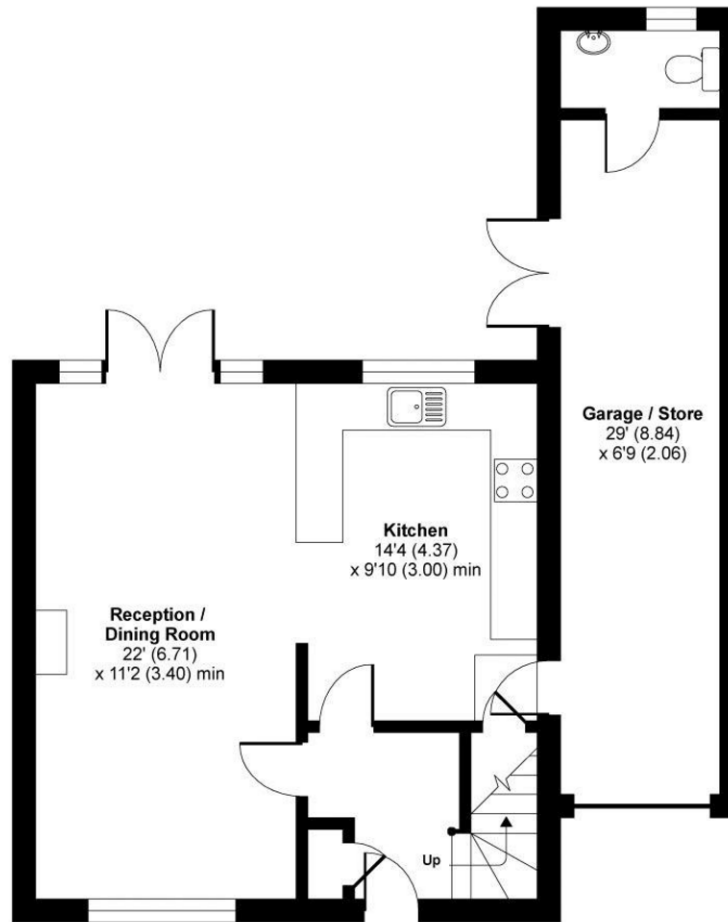




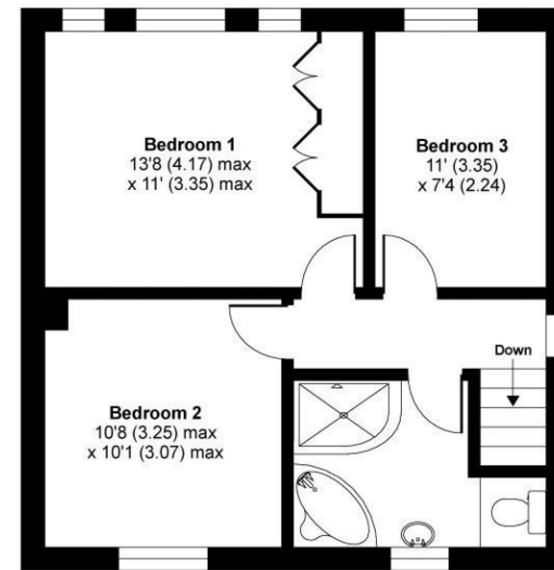
Westbury Lane, Bristol, BS9

Approximate Area = 1194 sq ft / 110.9 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Leese & Nagle. REF: 799830



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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