



19, Coombes Way, North Common, Bristol,  
BS30 8YW

Offers over £430,000

A true show stopper! Located in a quiet cul de sac setting in this sought after location sits this stunning four bedroom semi detached house which proudly boasts quality for all to see. The accommodation briefly comprises of an entrance porch, cloakroom, living room, dining room, conservatory, a well appointed kitchen, utility room and garden room with four generous bedrooms and a stunning bathroom at first floor level. The kitchen is very well appointed with self closing cupboards, pan drawers, integrated fridge/freezer, integrated dishwasher, integrated microwave and two built in ovens, Induction hob with built in filter, as well as Quartz work tops. Leading off the kitchen is a utility room which leads into storage area and a further room currently used a garden room but could easily be used as an office/study, playroom. The first floor is spacious, with the principle bedroom offering a walk in dressing room. There three further bedrooms to this floor, two double and one single. A stunning bathroom with modern fitments to include a large shower cubicle with rainfall shower and an oversized bath.

### Entrance

Composite door with obscure glazed panels to the entrance lobby.

### Entrance lobby

5' 1" x 3' 3" (1.54m x 1.00m)

Door into the lounge, radiator, tile effect flooring.

### Lounge

15' 1" x 13' 6" max (4.60m x 4.12m)

Upvc double glazed window to the front, coving, Tv point, feature recess fireplace, staircase to the first floor, opening into the dining room, double radiator.

### Dining Room

9' 8" x 8' 1" (2.95m x 2.47m)

Large opening into the kitchen, opening into the conservatory, double radiator, coving.

### Conservatory

8' 3" x 7' 9" (2.52m x 2.37m)

Upvc double glazed construction with glass roof and bi-fold doors to the rear garden, vertical radiator, laminate tile effect flooring.

### Kitchen

12' 3" x 9' 8" (3.74m x 2.95m)

Upvc double glazed window to the rear, door into the utility room, range of recently installed wall and base units with inset stainless steel sink and mixer tap, integrated dishwasher, integrated fridge/freezer, integrated microwave, island with hob with built in extractor fan, under unit lighting, inset spot lights, laminate tile effect flooring, TV point. Opening into the garden room and cloakroom.

### Garden Room

20' 9" x 6' 9" (6.32m x 2.05m)

Upvc double glazed window to the side, Upvc double glazed French doors with matching side panels to the garden, Upvc double glazed window to the rear, fitted base units, TV point, feature wood clad walls, wall lights, door into the cloakroom.

### Cloakroom

5' 1" x 2' 7" (1.56m x 0.78m)

Low level WC with concealed cistern, vanity corner wash hand basin, half panel walls, vertical radiator.

### Utility room

6' 9" x 6' 6" (2.06m x 1.97m)





Space for a washing machine, space for a tumble dryer, space for an 'American' style fridge/freezer, wall units, door into storage area.

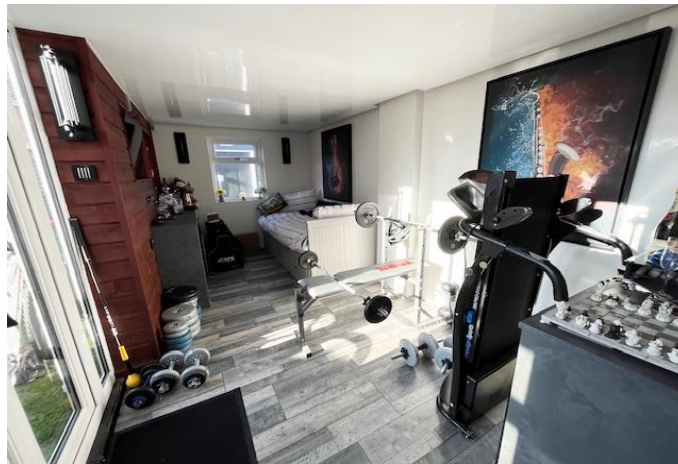
### Storage Area

8' 9" x 6' 10" (2.66m x 2.08m)

Remaining section of the garage. roller door to the front, power and electric supply.

### First Floor Landing

Access to the loft space, doors to bedrooms and bathroom and door to the airing cupboard housing a 'Worcester' combi boiler.



### Bedroom One

8' 6" x 13' 1" (2.60m x 3.99m)

Upvc double glazed window to the front, radiator, coving, bi-fold door to the dressing room.

### Dressing room

7' 0" x 5' 10" (2.14m x 1.78m)

Upvc double glazed window to the front, comprehensive range of built in storage cupboards with hanging rails and shelving.

### Bedroom Two

10' 2" x 8' 2" (3.11m x 2.50m)

Upvc double glazed window to the rear, radiator, coving.

### Bedroom Three

13' 11" x 6' 11" (4.24m x 2.11m)

Upvc double glazed window to the front, coving, loft hatch, vertical radiator.

### Bedroom Four

6' 2" x 6' 2" (1.87m x 1.87m)

Upvc double glazed window to the rear, radiator.



### Bathroom

9' 3" x 6' 10" (2.83m x 2.09m)

Upvc double glazed window to the rear, fully tiled walls, oversize shower tray with rainfall shower and glass screen, low level WC with concealed cistern, vanity wash hand basin, oversized bath with mixer tap, suspended ceiling with concealed lighting, extractor fan.

### Exterior

There is a shingle area to the front of the property used for parking. The enclosed easily maintained rear garden is of a generous size, it has been been laid to artificial grass and composite decking with a garden shed and outside tap.

### Local Authority

South Gloucestershire

### Tenure

Freehold

### Council Tax Band

Band D

## 19 Coombes Way

Approximate Gross Internal Area = 124.2 sq m / 1337 sq ft

Storage = 6.2 sq m / 67 sq ft

Total = 130.4 sq m / 1404 sq ft



For illustrative purposes only. Not to scale. ID1054691  
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.  
Floor Plan Produced by EPC Provision

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