



85 COOMBE DALE,  
COOMBE DINGLE, BS9 2JF

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**GOODMAN  
& LILLEY**



A SUPERB, BEAUTIFULLY EXTENDED SEMI DETACHED FOUR BEDROOM FAMILY HOME SITUATED IN THIS HIGHLY REGARDED LEAFY BS9 SUBURB ON THE SEA MILLS/COOMBE DINGLE ENVIRONS WITH WEST FACING GARDEN, DRIVEWAY PARKING AND ATTACHED GARAGE.

### Summary

When entering this delightful home you are greeted by a sizeable entrance hall which opens to all the ground floor rooms including a spacious sitting room, kitchen and dining room with an additional extended living room and downstairs cloakroom / wc. Both main reception rooms lead directly out to the beautiful west facing rear garden. Stairs rise to the first floor landing opening to four bedrooms and there is a modern family bathroom with three piece suite and separate shower. The gardens face west and enjoy the afternoon, later evening sun with an abundance of shrubs, plants and a large patio area.

Additionally, this property benefits from off street driveway parking, and an attached garage.

### Location

The property is superbly located with a stunning woodland surround and immediate access to the ever-popular Blaise Estate with its wonderful walks and history. Other local green spaces include Kingsweston House and Shirehampton Golf Course which forms part of the National Trust. In terms of primary education, the property sits approximately 970m away from Stoke Bishop Church of England Primary School and approximately 1000m from Sea Mills Primary School. By way of amenities there are a number of local shops including those on Westbury Lane and Shirehampton Road that are within a short walk, or slightly further afield is Cribbs Causeway and Henleaze Village. Transport links are excellent with local bus stops providing access to the City Centre and Cribbs Causeway. Furthermore, the train connects at Sea Mills train station that runs to Temple Meads as well as the 'Park and Ride' that continues along the A4.

### Accommodation

#### Ground Floor

#### Entrance Hallway

A generous entrance hall with tiled floor and built in storage, with stairs rising to the first floor. Doors leading to:

#### Sitting Room

Two double glazed doors out to the rear garden, radiator, coving to ceiling, picture rail, feature open fireplace and stripped exposed floorboards.

#### Dining Room

Double glazed bay window to the front elevation, radiator, feature fireplace and stripped exposed floorboards.

#### Kitchen

A modern fitted kitchen with wall and base units, work surfacing over, two bowl sink, integrated cooking appliances and spaces for white goods. Tiled surrounds, tiled floor and double glazed window to the rear.

#### Living Room

Part of the double storey extension, an additional reception room with radiator, double glazed windows to the front and a double glazed door out to the rear garden.

#### Downstairs Cloakroom/WC

Fitted Wc and wash basin.

#### First Floor

#### Landing

Doors to all rooms.

#### Bedroom One

Forming part of the side extension a good sized main bedroom with double glazed windows to both the front and rear of the house, fitted wardrobe, radiator.

#### Bedroom Two

Three double glazed windows to the rear aspect, feature cast iron fireplace, picture rails and radiator.

#### Bedroom Three

Double glazed bay window to the front aspect, radiator and fitted wardrobes.

#### Bedroom Four

Double glazed window to the rear and radiator.

#### Bathroom

A well fitted bathroom with four piece suite comprising freestanding curved bath, wash basin, low level Wc and separate walk in shower cubicle. Double glazed window to the front, heated towel rail / radiator.

#### Outside

#### Front Garden

Recently re turfed and of good size with driveway parking proving access to the attached garage.

#### Rear Garden

A wonderful west facing rear garden with lawn, patio and tree, shrub borders.

#### Garage and Driveway Parking

Accessed from the front with a metal up and over door, light and power, and door to the rear garden. Driveway parking to the front of the property.

- Superb Extended Home
- Three Reception Room
- Wonderful West Facing Garden
- Garage
- Four Generous Bedrooms
- Downstairs Cloakroom / WC
- BS9 Location
- Driveway Parking



GUIDE PRICE £495,000





**Ground Floor**  
Approx. 90.5 sq. metres (974.4 sq. feet)



**First Floor**  
Approx. 73.4 sq. metres (790.5 sq. feet)



Total area: approx. 164.0 sq. metres (1764.9 sq. feet)

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.  
Plan produced using Planity.

**HENLEAZE** - 0117 2130777  
henleaze@goodmanlilley.co.uk

**PORTISHEAD** - 01275 430440  
sales@goodmanlilley.co.uk

**SHIREHAMPTON** - 0117 2130333  
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



**WWW.GOODMANLILLEY.CO.UK**

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