



41 Westbury Lane, Coombe Dingle, BS9 2PQ  
Guide Price £575,000

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THE INDEPENDENT SALES, LETTINGS & LAND AGENTS



## 41 Westbury Lane, Coombe Dingle, BS9 2PQ

A golden opportunity to acquire this beautifully refurbished semi detached family home in Coombe Dingle, much improved by the current vendors. The main house benefits from delightful light and airy open plan living space downstairs and an upstairs bathroom and 3 bedrooms. There is a south facing rear garden as well as parking and a garage. The second part of the garage has been skillfully converted into a play room/bedroom 4 with en-suite WC ideal for dependent relative or Air BnB potential if desired.

With great transport and motorway links as well as some superb walks and green spaces to enjoy, the property is sure to be sought after by a range of buyers. The owners have updated and much improved this delightful family home to create a bright and contemporary property consisting of entrance hall, lounge, open plan kitchen/dining room, utility room, downstairs shower room, three generous bedrooms and a modern bathroom. Externally the property benefits from a blocked paved driveway, gardens to the front and rear, detached brick built garage with a gym and play room/bedroom 4, with en-suite wc and side access into the garden.

- Beautifully Refurbished 4 Bedroom Semi Detached Family Home
- Convenient converted garage currently used as play room/Bedroom 4 with en-suite W/C
- Close to local amenities, Blaise Castle & Canford Park
- Southerly facing landscaped garden
- Generous off street parking
- Superb BS9 Coombe Dingle Position
- Delightful open plan living downstairs
- Utility room leading to downstairs W/C with shower
- Attractive sought after location
- Close to great schools and Nurseries.

Westbury Lane is a much sought-after road in Coombe Dingle that connects with the Blaise Estate with its wonderful walks and depth of history. Furthermore, there are other areas to explore such as Kingsweston House and Shirehampton Golf Course which forms part of the National Trust and offers lovely walks. In terms of amenities there are shops on Westbury Lane for convenience and the Red Bus Nursery, there is also easy access to nearby Westbury Village and convenient access to Cribbs Causeway. Local transport and motorway links are extremely good as well as being within easy reach of Sea Mills Train Station that connects with Temple Meads and the Park and Ride which continues along the A4 into the City Centre.

A rare opportunity to acquire a superb family home in this ever popular area. Please book your viewing today, either Call, Click or Come in and visit our experienced sales team- 0117 2130333 / shire@goodmanlilley.co.uk.

Tenure: Freehold

Local Authority: Bristol City Council Tel: 0117 922 2000

Council Tax Band: TBC

Services: Mains Gas, Water, Drainage and Electricity.

### Hallway

Entrance via uPVC door leading to hallway, stairs rising to first floor.

### Lounge

10'9" x 11'1"  
uPVC double glazed window to front aspect, opening into kitchen/dining room

### Kitchen/Dining Room

14'4" x 22'2"  
uPVC double glazed french doors leading into the rear garden, uPVC double glazed window to side aspect, door into utility room. The kitchen is stunning with granite worktops and stand, double porcelain sink and a range of integrated appliances including an AEG induction hob with built in extractor, oven plus microwave/oven, integrated dishwasher and fridge/freezer.

### Utility

8'0" x 5'8"  
uPVC double glazed window to rear aspect. door to side, plumbing for washing machine, space for tumble dryer and door leading to shower room

### Shower Room

8'0" x 3'3"  
Window to side aspect, low level WC, wash hand basin with vanity unit, double shower enclosure.

### First Floor Landing

Access to loft space, uPVC double glazed window to side aspect.

### Bedroom 1

10'11" x 13'8"  
Three windows to rear aspect, radiator

### Bedroom 2

10'10" x 10'6"  
uPVC double glazed window to front aspect, radiator

### Bedroom 3

10'11" x 7'5"  
uPVC double glazed window to rear aspect, radiator.

### Bathroom

10'4" x 7'1"  
Window to front aspect, panel bath with shower over, low level wc, vanity sink unit with ceramic bowl sink, heated towel rail.

### Gardens

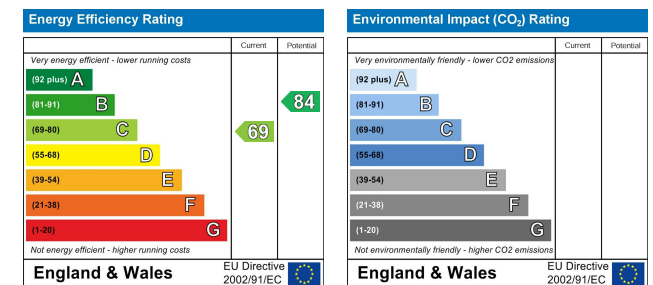
There are gardens to the front and rear. The rear is mainly laid to lawn with a lovely curved patio area behind the garage to catch the evening sun and a further patio area. There is side access to the front garden.

### Garage/Bedroom 4

13'10" x 9'8"  
The garage was built for the purpose of adding another bedroom, but is currently being used as a playroom. There is a door leading to the WC with wash hand basin. uPVC double glazed window to rear aspect, skylight window and a courtesy door leading into the rear garden. The remaining garage is ideal for storage and tools, with built-in workbench.

### Parking

There is parking to the front of the property.



Bristol

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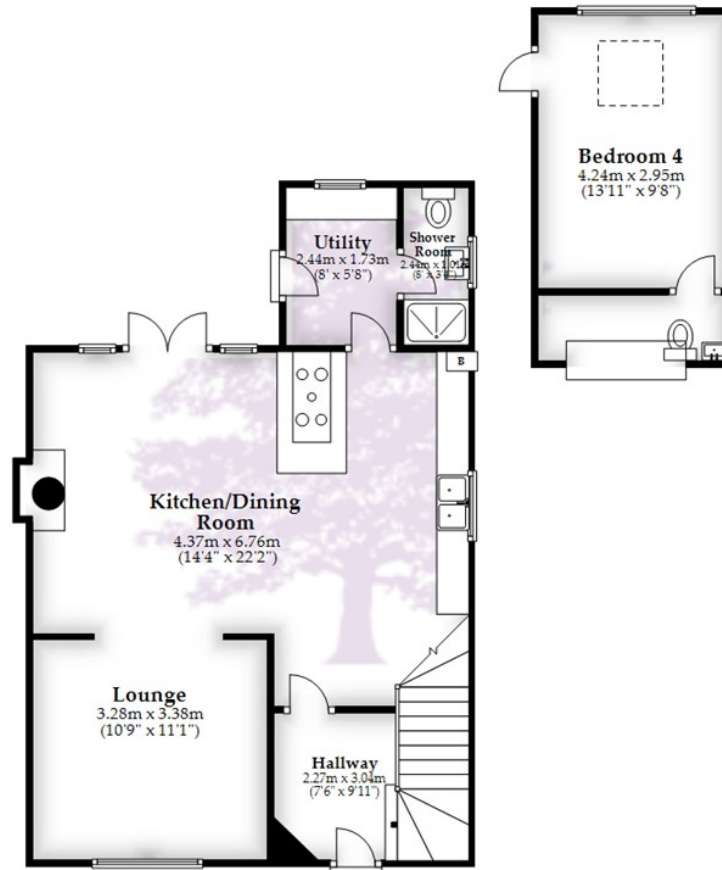
[www.goodmanlilley.co.uk](http://www.goodmanlilley.co.uk)





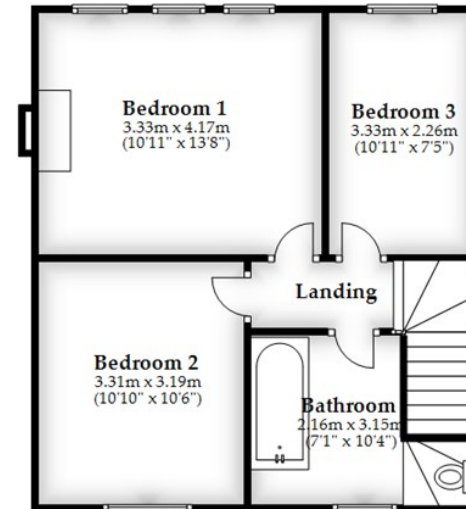
### Ground Floor

Approx. 82.6 sq. metres (889.2 sq. feet)



### First Floor

Approx. 48.9 sq. metres (526.1 sq. feet)



Total area: approx. 131.5 sq. metres (1415.3 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 PlanUp.



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