



38 Aldercombe Road, Coombe Dingle, BS9 2QL  
Guide Price £545,000

GOODMAN  
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS



## 38 Aldercombe Road, Coombe Dingle, BS9 2QL

This wonderful five bedroom semi-detached family home has been maintained by the existing owners and is presented to the highest of standards throughout. Situated on a popular and sought after road in Coombe Dingle, the property is excellently located for amenities and access into Bristol, and must be viewed to be fully appreciated. A must see home that is sure to be in high demand.

### Summary

Three good sized rooms downstairs, all bright and contemporary, include a sitting room, separate dining room, conservatory and kitchen, there is also a downstairs WC situated off the hallway.

Upstairs offers three bedrooms and a modern bathroom and stairs continue up to the converted loft space where you will find two more rooms one used as a fourth bedroom and the other a study.

There are gardens to the front and rear of the property are well maintained, A detached garage can be found in the rear garden and the driveway and a carport provides off road parking.

### Location

Coombe Dingle lies to the north west of Bristol and is considered to be semi-rural being on the edge of the city and country. There are walks and bridle paths close by through the adjacent Kings Weston estate and shops within proximity including those in Westbury-on-Trym and Henleaze, which includes a Waitrose. There are a wide variety of schools, state and independent close by. For the commuter, the A4018 provides a direct link to not only the motorway networks, M4 and M5, but also Bristol's commercial centre.

### Accommodation

Please see the floorplan for room measurements.

### Entrance

Through a double glazed porch door, and a feature leaded original entrance door with side window to the main hallway.

### Entrance Hallway

Stairs rising to the first floor with doors to the ground floor rooms.

### Downstairs Cloakroom / WC

Fitted toilet and sink, window to the side.

### Sitting Room

Double glazed bay window to the front aspect, feature fireplace, radiator.

### Dining Room

Double glazed patio doors out to the conservatory, stripped exposed wooden floor, radiator and feature cast iron fireplace.

### Kitchen

Fitted with a range of wall and base units, work surfacing over, sink unit, breakfast bar, washing machine, cooker and fridge freezer spaces, double glazed windows to both the side and rear aspects, and a door to the conservatory.

### Conservatory

Double glazed to the rear with a door and windows looking out to the rear garden, tiled floor.

### First Floor

### Landing

Double glazed window to the side aspect, stairs continuing up the the second floor and doors to:

### Bedroom One

Double glazed bay window to the front elevation, radiator, built in storage.

### Bedroom Two

Double glazed window to the rear again with views, radiator, fitted storage.

### Bedroom Three

Double glazed window to the front.

### Bathroom

Fitted bathroom suite comprising bath with shower over, wash basin and low level WC, tiled surrounds, radiator and double glazed window to the rear.

### Second Floor

### Landing

Doors to:

### Bedroom Four

Double glazed dormer windows to the rear with views towards the Blaise castle estate, radiator, access to further roof space storage.

### Bedroom Five / Study

Velux window to the front of the house, radiator, access to further roof space storage.

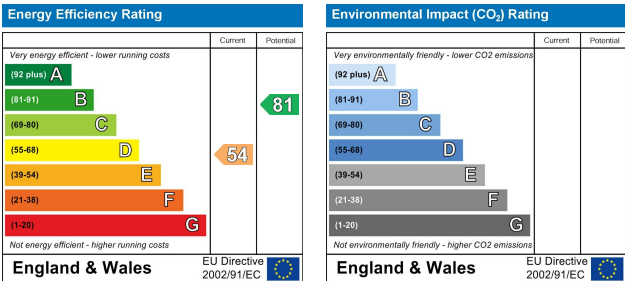
### Outside

### Gardens

There are well tended front and rear gardens of good sizes that comprise lawn and patio areas and a wooden shed.

### Garage

The property has the added benefit of a detached single garage 15'1 ft x 8'10 ft location in the rear garden accessed by a driveway from the front and with a carport.



### Bristol

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Bristol BS11 0DT  
01172 130333

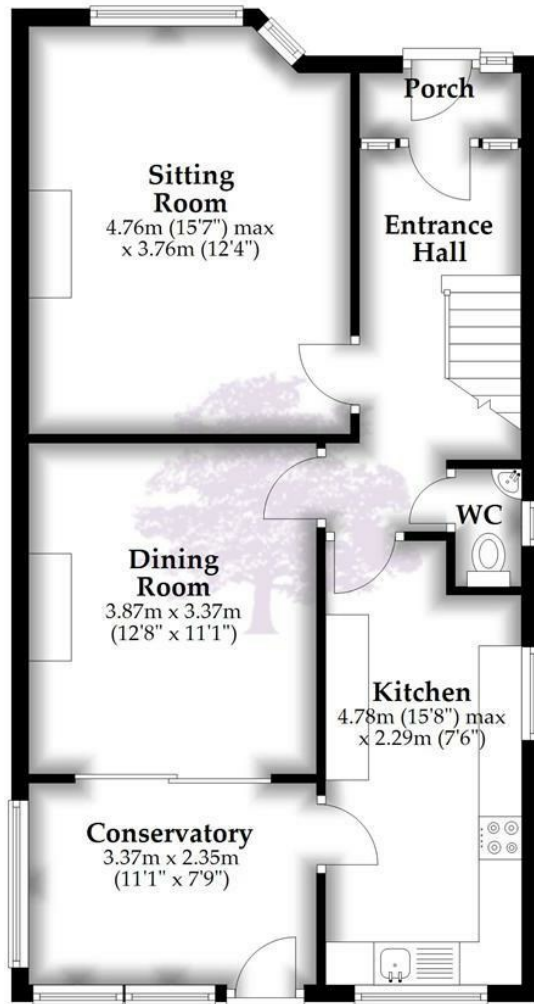
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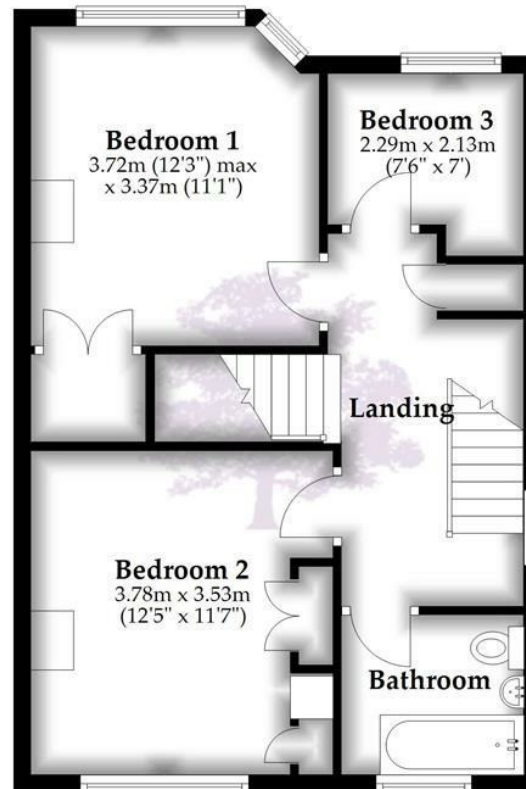




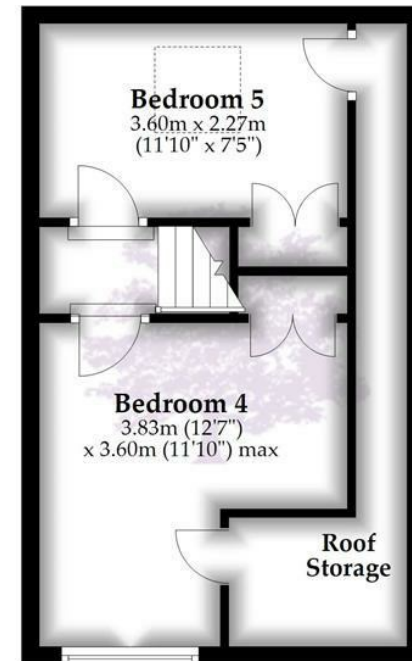
## Ground Floor



## First Floor



## Second Floor



Total area: approx. 142.6 sq. metres (1535.2 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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