



| The Dingle |

Guide Price £850,000

leese & nagle 

## 4 The Dingle, Coombe Dingle, Bristol, BS9 2PA

- Edwardian Family Home
- Semi-Detached
- 3/4 Bedrooms
- Versatile Accommodation
- Mature Gardens
- Off Street Parking, Garage and Home Office

A beautiful Edwardian semi-detached family home that reflects the area perfectly. With green and leafy outlooks to both elevations, it truly has a rural feel within the city. In brief, the property offers great living spaces, well-proportioned bedrooms, bathroom and shower room, as well as off street parking, beautiful front and rear gardens, detached garage with a wonderful office space that gives great versatility. A fantastic property that is not to be missed.

The property is accessed to the front into a welcoming entrance hall that gives passage to the lounge, kitchen/living/dining area, optional fourth bedroom/study, downstairs shower room, stairwell to the first floor as well as having useful cupboard and a hard-wearing laminate floor. The lounge is to the front with a charming original bay window, picture rail, coving and is carpeted. To the rear the property has been opened up and extended to create a fantastic open plan kitchen/living/dining area that acts as the hub of the house and connects wonderfully with the garden. The kitchen boasts a range of wall and base units, glass worktop with splashback, stainless steel sink/drain, AEG induction hob with cooker hood, Bosch electric oven, integrated Bosch slimline dishwasher, space for American style fridge/freezer, window to rear and door to garden. The utility room has window to side, built in pantry cupboard, plumbing for washing machine, heated towel rail and laundry pulley. The living space off the kitchen is spacious and easily accommodates a large dining table and chairs and to the rear is the perfect space to have a snug/family space with a glass roof and door to garden.





Finally, to the ground floor there is another room to the front. This would make a suitable double bedroom if required, say if a family member needed to stay. The room offers versatility and would be serviced by the shower room located from the entrance hall with shower cubicle, low level WC, wash hand basin with vanity unit and is fully tiled. Alternately, the front room could lend itself as a large study with storage, an arts and crafts room or simply another lounge area.

The landing provides access to 3 bedrooms, family bathroom, window with a view, access to the loft via drop down ladder. All of the bedrooms are comfortable double bedrooms with lovely aspects and all benefit from built-in wardrobes. The family bathroom has obscured window to rear, bath with shower over, WC, wash hand basin with vanity unit, is partly tiled and has an airing cupboard with shelving. Outside, to the front there is a leafy garden with a range of shrubs and plants. There is off street parking with car charging point, pathway to the house as well as side access, and access to the garage via double doors. The garage benefits from power and lighting as well as door to the garden, solar inverter, and home batteries system. Above the garage (accessed via an external set of stairs) is an amazing space that lends itself as a home office/studio. With skylights and window to the front it is light and airy and extremely spacious and practical.

To the rear, there is a beautifully established garden that has an array of mature shrubs, trees and plants as well as various fruit trees, with much of it laid to lawn. It is a wonderful area for all to enjoy and you can follow the sun as the day goes on in to different areas. Immediately from the house there is a patio area. There are also raised beds towards the end of the garden as well as a potting shed/greenhouse and two ponds.

At the time of writing these particulars the solar panels are owned with a feed in tariff rate. Additional information can be provided upon request.



**Energy Performance Certificate  
Rating D**



# The Dingle, Coombe Dingle, Bristol, BS9

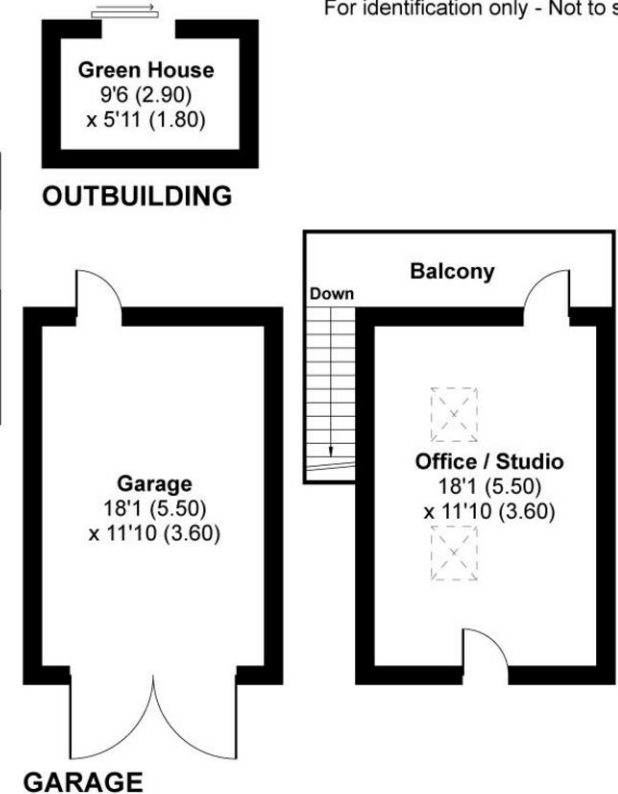
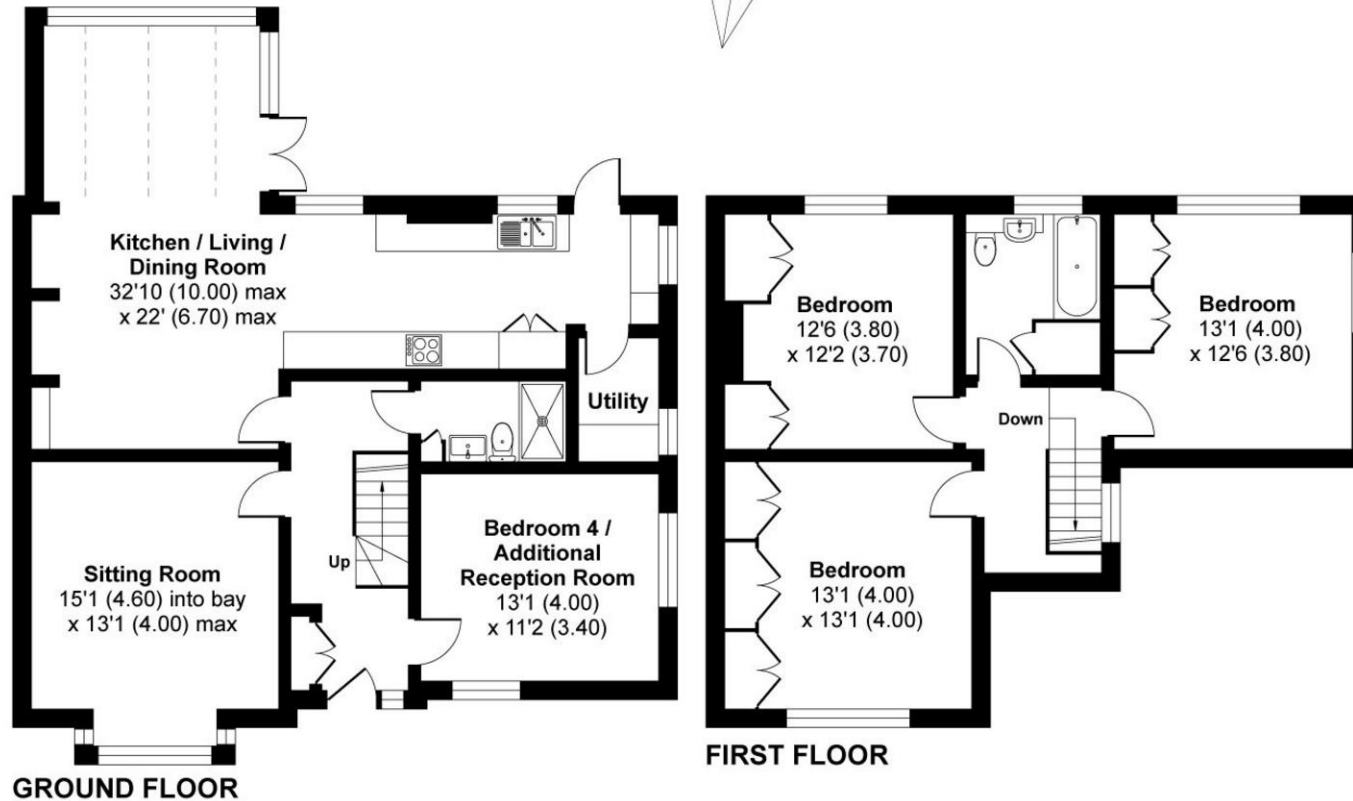
Approximate Area = 1616 sq ft / 150.1 sq m

Garage = 426 sq ft / 39.5 sq m

Outbuilding = 56 sq ft / 5.2 sq m

Total = 2098 sq ft / 194.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Leese & Nagle. REF: 1182723



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.



**Westbury-on-Trym Office**

125 Stoke Lane,  
Westbury-on-Trym,  
Bristol, BS9 3RW  
T 0117 962 2299  
wot@leeseandnagle.co.uk  
leeseandnagle.co.uk