



Coombe Dingle

Guide Price £550,000

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21 Wyedale Avenue, Coombe Dingle, BS9 2QQ

- 3 Bedrooms
- Halls-Adjoining Semi Detached
- Well Presented
- No Onward Chain
- Off Street Parking and Garage
- South Facing Rear Garden

A fantastic 3 bedroom semi-detached family home located in the highly sought-after area of Coombe Dingle, BS9. This beautifully presented property offers generous living spaces with a modern, contemporary finish throughout. The accommodation includes three well-proportioned bedrooms, a family bathroom, elevated rear views, off-street parking, a garage, and a south-facing rear garden. The property is also offered with no onward chain.

Accessed from the front, a welcoming entrance hall provides access to the lounge, kitchen/diner, staircase to the first floor, and useful understairs storage incorporating a tasteful wine store. Hard-wearing flooring runs throughout the ground floor. The lounge is positioned at the front of the property and is well presented, featuring a bay window and a wood-burning stove with a wooden mantle. To the rear, the property has been thoughtfully opened up to create an impressive kitchen/diner, which truly acts as the hub of the home. The kitchen is fitted with a range of wall and base units, quartz worktops, space for a range cooker, and space for an American-style fridge/freezer. A large central island with quartz worktop, sink, and integrated dishwasher provides an ideal breakfast bar or casual dining area, while there is also ample space for a family-sized dining table. Completing the ground floor is a utility room to the rear, offering plumbing for a washing machine, additional worktop space, a skylight, WC, wash hand basin with vanity unit, and tiled flooring.





To the first floor, the landing provides access to all bedrooms, the family bathroom, and the loft. Bedrooms 1 and 2 are of a similar size, with the front bedroom benefiting from a bay window, while the rear bedroom enjoys attractive elevated views over the garden and beyond, as well as a decorative fireplace. Bedroom 3 is also located at the front and would make an ideal single bedroom, nursery, or home office. The family bathroom is positioned to the rear and comprises a bath with shower over, low-level WC, wash hand basin with vanity unit, an obscured window, and mostly tiled walls.

Externally, the front of the property offers off-street parking for several vehicles, along with access to the garage/store via wooden double gates.

The rear garden is a standout feature, being of an excellent size and enjoying a southerly aspect. It is thoughtfully arranged to provide a variety of areas to enjoy throughout the day. Immediately to the rear of the house is a decked seating area, perfect for outdoor dining and enjoying the sun during the summer months while overlooking the garden. Steps lead down to the main garden, which is initially laid to patio and then predominantly lawn, with a selection of shrubs and trees. At the far end of the garden is a useful outbuilding providing additional storage.

Viewing is highly recommended to fully appreciate all this property has to offer and is available with no onward chain.



**Energy Performance Certificate
Rating D**



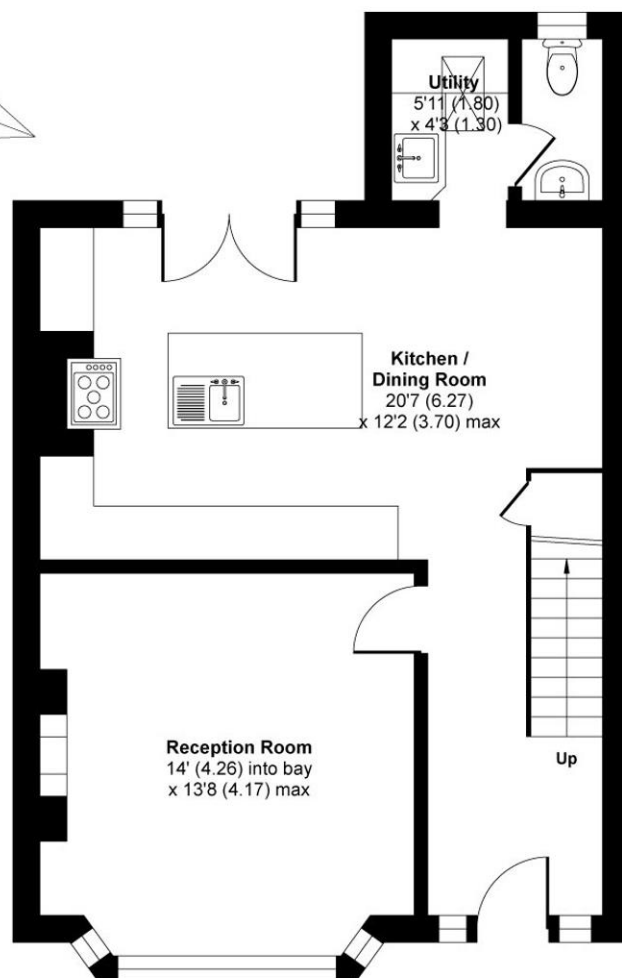
Wyedale Avenue, Bristol, BS9

Approximate Area = 1115 sq ft / 103.5 sq m

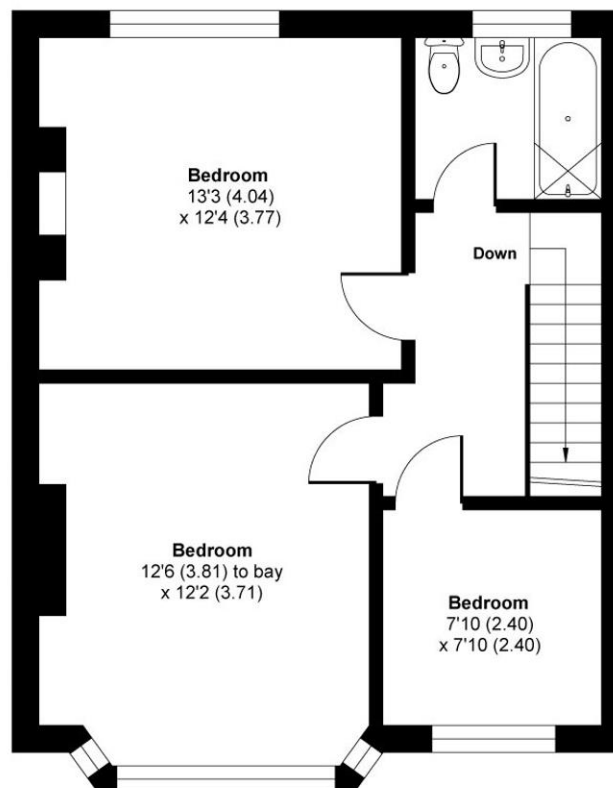
Garage = 129 sq ft / 11.9 sq m

Total = 1244 sq ft / 115.4 sq m

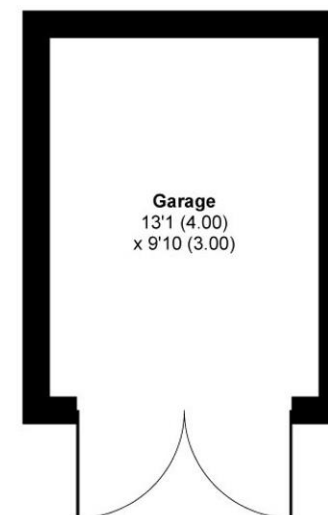
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Leese & Nagle. REF: 1387556



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@leesenagle



leesenagle

Westbury-on-Trym Office

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