Goodman & Lilley



48 ARBUTUS DRIVE, COOMBE DINGLE, BS9 2PN

ASKING PRICE £650,000



48 ARBUTUS DRIVE
COOMBE DINGLE, BS9 2PN

- Wonderfully presented 4 bedroom family home
- Impressive 24ft kitchen/family room with vaulted ceiling and garden access
- Landscaped westerly facing rear garden measuring approximately 80ft x 32ft
- Highly sought-after leafy setting in Coombe Dingle
- Popular / sought after BS9 location
- Spacious and versatile accommodation arranged over three floors
- Driveway parking and single garage
- Viewing essential

A rare opportunity to acquire a substantial and versatile family home in this highly desirable part of Coombe Dingle. With its generous accommodation, impressive kitchen/family room, excellent gardens and enviable semi-rural surroundings, an internal inspection is highly recommended.

LOCATION

Coombe Dingle is renowned for its semi-rural character, with the beautiful Blaise Castle Estate close at hand, providing an exceptional setting for dog walking, exercise and leisurely countryside strolls. The area is also ideally placed for a wide range of recreational facilities, including several highly regarded golf courses, health clubs and leisure amenities. A choice of well-regarded state and independent schools are also conveniently located nearby.

ACCOMMODATION

Please see the floorplan for room measurements and the property layout.

GROUND FLOOR

Internally, the accommodation is both spacious and well balanced, with the ground floor comprising a welcoming entrance hall, two reception rooms and a superb 24ft extended kitchen/family room. Featuring an impressive vaulted ceiling and direct access onto the rear garden, this excellent space is undoubtedly the heart of the home and provides an ideal environment for both everyday family life and entertaining. The ground floor further benefits from an inner lobby that provides access to a useful utility room and cloakroom/WC.

FIRST & SECOND FLOORS

To the first floor are three well-proportioned bedrooms together with a contemporary family bathroom/WC, while the second floor provides a fourth bedroom offering useful flexibility for families, guests or those working from home.

OUTSIDE

Outside, the property enjoys a particularly attractive Westerly facing rear garden, measuring approximately 80ft x 32ft, providing an excellent degree of space and privacy and a wonderful area for outdoor entertaining and relaxation. To the front is an easy-maintenance garden, while a driveway and single garage provide valuable off-street parking and storage





































48 ARBUTUS DRIVE

COOMBE DINGLE
BS9 2PN

FLOORPLAN



Total area: approx. 162.6 sq. metres (1749.9 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 PlanUp.

FOR GUIDANCE ONLY, NOT TO SCALE AND NOT TO BE RELIED UPON AS A STATEMENT OF FACT.

TOTAL SQUARE FOOTAGE
1749.90 SQ FT

COUNCIL TAX BAND : E

RECEPTION ROOM : 3

BEDROOMS: 4

BATHROOMS : 1

FREEHOLD

Goodman & Lilley

Henleaze
156 Henleaze Road
Henleaze BS9 4NB
henleaze@goodmanlilley.co.uk
0117 213 0777

Portishead
36 High Street
Portishead BS20 6EN
sales@goodmanlilley.co.uk
01275 430 440

Shirehampton
9 High Street
Shirehampton BS11 0DT
shire@goodmanlilley.co.uk
0117 213 0333

Lettings
lettings@goodmanlilley.co.uk
01275 299 010
0117 213 0101

Land & New Homes
156 Henleaze Road
Henleaze BS9 4NB
LNH@goodmanlilley.co.uk
0117 213 0151

Clevedon
28 Hill Road
Clevedon, BS21 7PH
clevedon@goodmanlilley.co.uk
01275 403 660

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.

The Property Ombudsman
rightmove
Zoopla