

35 Grove Road,
Coombe Dingle, BS9 2RJ

Goodman & Lilley













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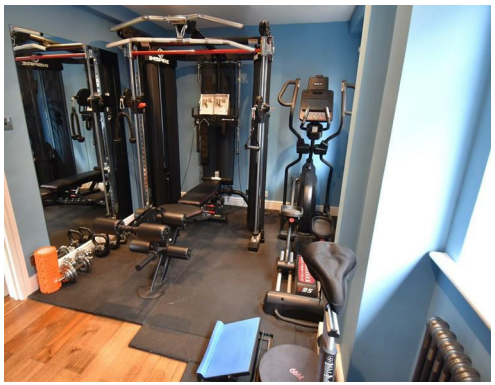
Coombe Dingle BS9 2RJ

Offers In Excess Of £800,000

A wonderful opportunity to acquire a fine detached house situated on the highly regarded Grove Road, in Coombe Dingle; nestled on the fringes of the Blaise Castle Estate and in the heart of a beautiful Conservation Area. This four bedroom detached family home is finished to a high standard throughout with further benefits including an attractive south west facing rear garden, stunning views to rear, ample brick paved driveway parking and garage.

An early viewing is strongly advised to fully appreciate what is on offer here.







Location
Coombe Dingle lies to the north west of Bristol and is considered to be semi-rural, being on the cusp of the town and country, indeed much of Grove Road feels like a country lane. There are meandering walks and bridle paths through the adjacent Trym Valley and Blaise Castle estate – a wooded parkland area of more than 650 acres. Shops within proximity include those in nearby Westbury-on-Trym and Henleaze, which also has a Waitrose. There are a wide variety of schools, state and independent, available from Stoke Bishop, Westbury, Henleaze and more particularly Clifton for the latter which is approximately 4.7 miles away. For sporting endeavors, there are health and leisure clubs and golf courses. For the commuter, the A4018 provides a direct link to not only the motorway networks, M4 and M5, but also Bristol's commercial centre.

Summary
The accommodation is arranged over two floors and briefly comprises: entrance porch and hallway, cloakroom WC, spacious bay fronted sitting room, open plan quality fitted kitchen / dining room, utility room, home office / gym all to the ground floor and there are four good sized bedrooms (master with en-suite and dressing room) and a family bathroom to the first floor. The property further benefits from an attractive south west facing rear garden, front garden, ample driveway parking and garage.

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

Ground Floor

Entrance
Attractive approach to a good sized porch which provides access to the main entrance hallway.

Entrance Hallway
Quality entrance door to a central hall with fitted wooden flooring and attractive wooden doors to downstairs rooms. and stairs rising to the first floor accommodation.

Sitting Room
Double glazed bay to front aspect, feature fireplace with granite hearth and inset multi fuel burner, radiator, bespoke fitted shelving to the recesses and glazed doors opening into the kitchen / dining room.

Open Plan Kitchen / Dining Room
A wonderful open plan room with dining and kitchen areas, underfloor heating, patio doors and windows out to the rear garden. The quality fitted kitchen has integrated appliances, space for a fridge/freezer, quality work surfacing and breakfast bar, double sink with mixer tap. The dining area has good space for a table, fitted wooden floor and double glazed sliding doors out to the rear garden.

Gym / Home Office
A useful additional ground floor room with two windows to the side of the house currently used as a home gym but with flexible options. doors to:

Cloakroom / WC
Fitted with toilet and sink.

Utility Room
Fitted with wall and base units, having work surfacing over, fitted sink and plumbing for a washing machine. There is a door out to side of the house and another into the garage.

First Floor

Landing
A generous first floor landing with window to the rear with view over the garden and beyond, doors to all of the bedrooms.

Master Bedroom
There is a superb master bedroom with windows to the front of the house, a walk in dressing room and en suite shower room.

En Suite Shower Room
Fitted with a high quality, stylish suite.

Bedroom Two
A good sized double room to the rear of the house with wonderful open views and built in wardrobes.

Bedroom Three
The third double bedroom with Velux window to the front aspect.

Bedroom Four
Fitted with wardrobes and flip down bed that utilises the space well, window to the rear again with open views.

Bathroom
Fitted with a modern white suite comprising bath with shower fitted over, toilet and sink, window to the side.

Outside

Front Garden / Driveway
The front garden has been extensively laid to tarmac to now provide ample private parking, access to the garage and the central entrance porch. The remainder of the garden consists of attractive shrub and tree borders, timber bin storage and access to the rear garden via a gated side path.

Rear Garden
A wonderful south west facing rear garden which has been well arranged to offer an excellent space to enjoy the sun. The garden consists of a shaped lawn, composite decking area directly off of the rear of the house, there are attractive mature shrub and tree borders and the garden is enclosed by fencing. A side pathway provides useful access to the front via a gate. To the rear of the garden is a gated fruit and vegetable area with three raised beds.

Garage and Driveway Parking
There is parking for three to four cars on the front driveway which also provides access to the garage. The garage is accessed from the driveway by an electric roller door and has power, light and an inner door to the house.

- Wonderful Detached Home
- Four Bedrooms
- Garage & Driveway Parking
- Sought After Road in BS9
- En Suite and Dressing Room to the Master Bedroom
- Utility / Downstairs Cloakroom / Home Gym
- High Quality Finish
- South Westerly Facing Garden



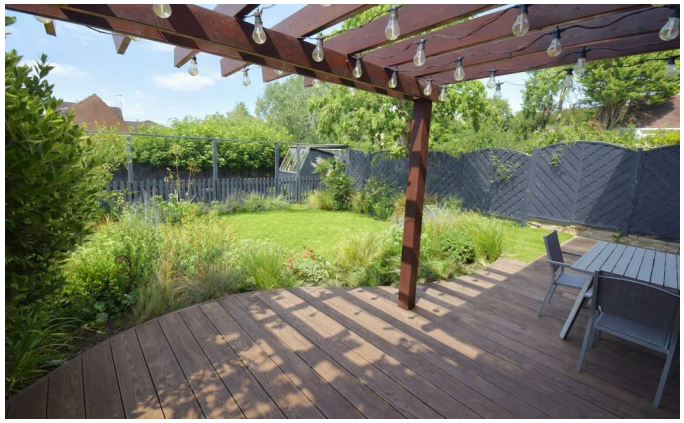










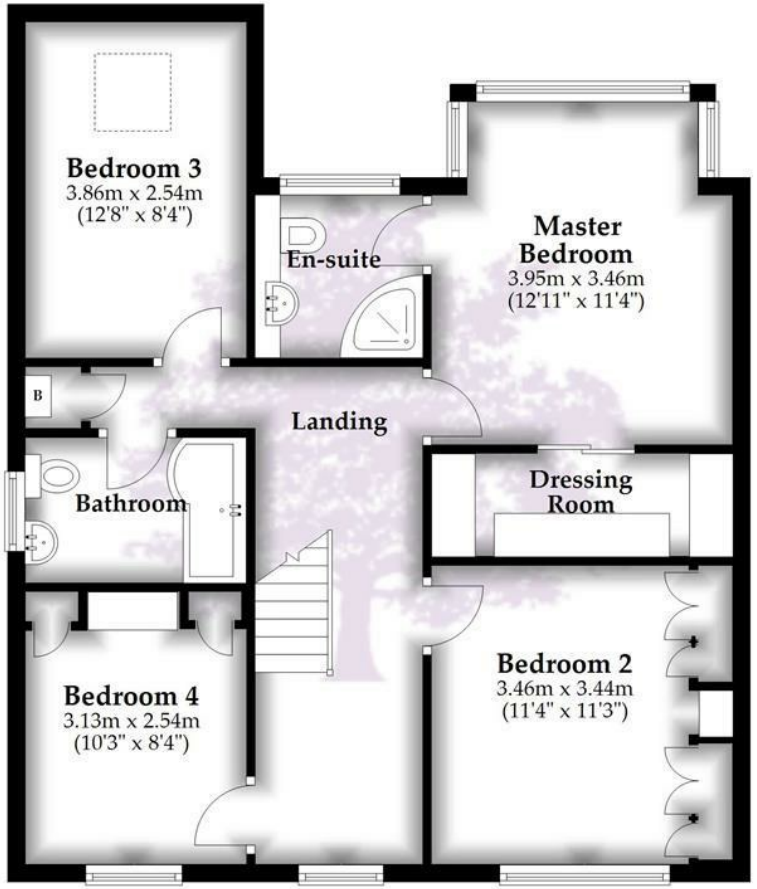


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Ground Floor



First Floor



Total area: approx. 149.7 sq. metres (1611.6 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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