



THE NESTING

Coombe Dingle, BS9



THE NESTING PITCHCOMBE GARDENS

An exceptional detached family home set behind electric gates, enjoying a substantial private plot, landscaped gardens, double garage and beautifully appointed accommodation.

			EPC
4	4	2	B
			

Local Authority: Bristol City Council
Council Tax band: G
Tenure: Freehold

Guide Price: £1,300,000



This outstanding detached family home is discreetly positioned behind electric gates and surrounded by mature trees, enjoying a sense of privacy within a development of only two houses built in 2017. With solar panels and an EPC B, the property offers extensive parking, a double garage and landscaped gardens.

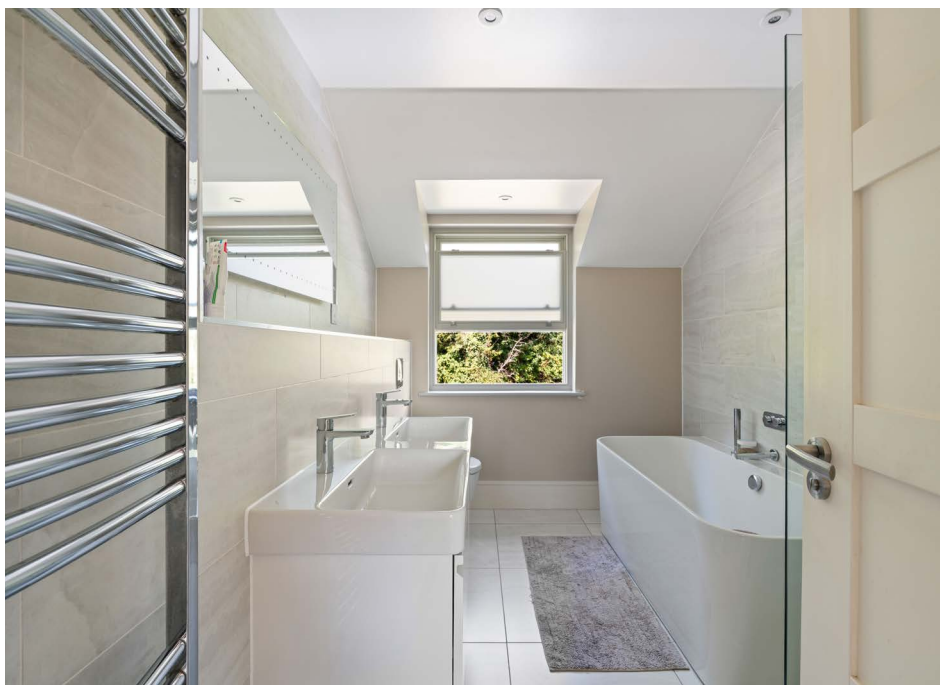
The accommodation is arranged over two floors with the entrance hall setting the tone for the spacious accommodation beyond. At the heart of the home is a stunning open-plan kitchen, dining and family room, filled with natural light and opening directly onto the garden via bi-fold doors. The space features a comprehensive range of fitted cabinetry, integrated appliances, a central island with breakfast bar and ample room for dining and relaxed seating. A separate utility room provides additional storage, laundry facilities and internal access to the double garage, while a cloakroom





To the rear, a superb sitting room enjoys a peaceful outlook over the garden, with bi-fold doors seamlessly connecting the indoor and outdoor spaces. A separate reception room to the front provides an ideal home office, playroom or additional sitting room.

The first floor is arranged around a spacious landing and comprises four well-proportioned bedrooms. The principal suite enjoys views across the rear garden and benefits from an en suite shower room and walk-in wardrobe. A generous guest bedroom also features its own en suite, while two further bedrooms are served by a stylish family bathroom.





Outside, the beautifully landscaped gardens wrap around the property, with the rear garden enjoying a north-westerly aspect, capturing afternoon and evening sunshine. Predominantly laid to lawn with mature planting and established borders, the garden provides a wonderful level of privacy. A paved terrace immediately adjacent to the property creates the perfect setting for outdoor dining and entertaining throughout the warmer months.



Approximate Floor Area = 183.5 sq m / 1975 sq ft
Garage = 33.6 sq m / 362 sq ft
Total = 217.1 sq m / 2337 sq ft



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This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #77907

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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