



45 WESTBURY LANE,  
COOMBE DINGLE, BS9 2PQ

**GOODMAN  
& LILLEY**



## A WELL-PROPORTIONED THREE-BEDROOM SEMI-DETACHED RESIDENCE OFFERING VERSATILE ACCOMMODATION AND CONVENIENT ACCESS TO LOCAL AMENITIES ON SOUGHT-AFTER WESTBURY LANE

### Property Description

Situated on the sought-after Westbury Lane in the vibrant and popular area of Coombe Dingle, this spacious three-bedroom semi-detached home offers an excellent opportunity to create a comfortable family residence in a well-connected and lively neighbourhood.

The ground floor is centred around a generous open-plan kitchen and dining area, recently fitted with a sleek navy kitchen, complete with integrated appliances including an induction hob, dishwasher, and pull-out larder. A log-burning stove set into the chimney breast provides a warm and inviting focal point to the dining space — perfect for cosy evenings and relaxed entertaining.

The dining area opens onto a bright rear conservatory, currently used as a playroom, with pleasant views over the garden — a versatile space that could easily be adapted as a home office, garden room, or additional lounge area.

To the front, a separate lounge offers a quieter retreat, featuring a large window and an original-style fireplace that lends character and warmth.

An open and welcoming hallway provides excellent built-in storage and convenient internal access to the attached garage, a useful space currently employed for storage and laundry, with room for a vehicle if required.

Upstairs, the property comprises three well-sized bedrooms — two doubles and a generous single — alongside a modern family bathroom. Each room is light and well-proportioned, offering ample scope for personalisation.

The private rear garden is enclosed by mature hedging, with a central lawn and a recently built, oversized garden shed, ideal for additional storage or hobby space. The front of the property benefits from off-street parking for two vehicles, alongside the garage.

### Location

Westbury Lane is a well-regarded and established residential road that also offered convenient access to local shops, popular takeaways and hairdressers. — all within easy walking distance. The highly respected Red Bus Nursery is also nearby, making it an ideal location for families.

The expansive Blaise Castle Estate, with its scenic woodland walks, open parkland, and historic 18th-century folly, is just moments away, offering a beautiful natural escape close to home.

Offering generous living space, character, and potential, this home presents a wonderful opportunity for the next owner to make their mark in one of Bristol's most desirable and lively neighbourhoods.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

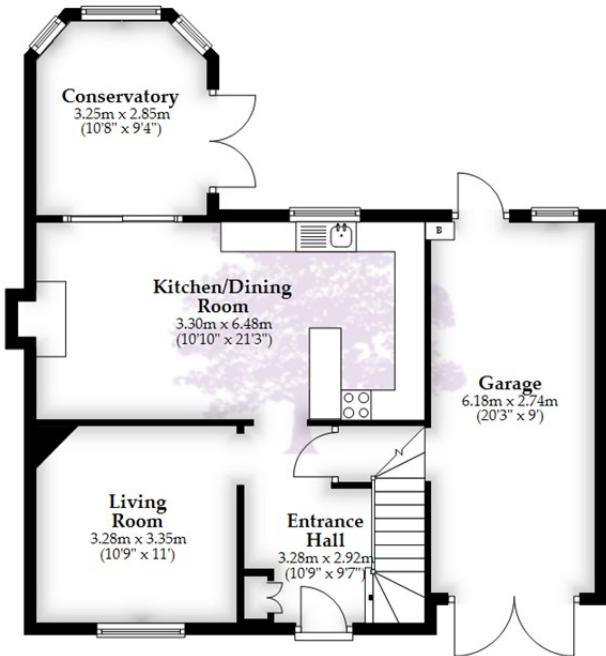
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

- Recently fitted sleek navy kitchen with stylish design and practical layout
- Bright and versatile conservatory overlooking the private rear garden
- Three well-proportioned bedrooms
- Conveniently located close to local shops, takeaways, and the respected Red Bus Nursery
- Log-burning stove in the kitchen diner adding warmth and character
- Spacious garage with internal access
- Off-street parking for two vehicles alongside the garage
- Easy access to the historic Blaise Castle Estate, ideal for woodland walks and family outings

£475,000



## Ground Floor



## First Floor



Total area: approx. 113.3 sq. metres (1219.7 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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