



48 ARBUTUS DRIVE

COOMBE DINGLE
BS9 2PN



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

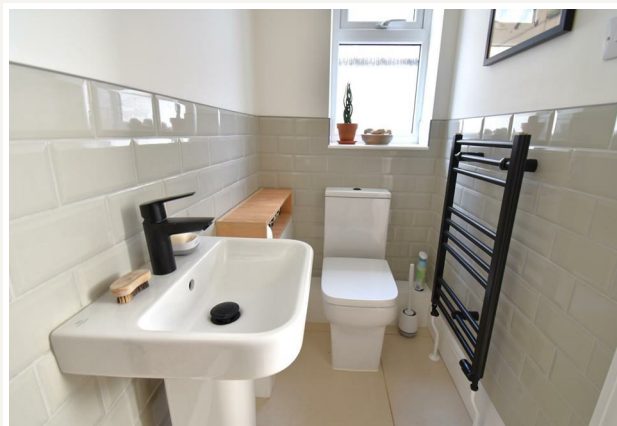
To the first floor are three well-proportioned bedrooms together with a contemporary family bathroom/WC, while the second floor provides a fourth bedroom offering useful flexibility for families, guests or those working from home.

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









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FLOORPLAN

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



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.





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