



91 WESTBURY LANE

COOMBE-DINGLE
BS9 2PX

91 WESTBURY LANE

COOMBE-DINGLE BS9 2PX

ENTRANCE HALL

Entrance via uPVC door, stairs rising to first floor

LIVING ROOM

11'2" x 10'8"

Window to front aspect

KITCHEN

14'1" x 6'3"

Window to rear aspect, fitted with a range of wall and base units with roll top work surfaces, stainless steel gas hob, electric oven, stainless steel hood over, stainless steel circular sink with mixer tap over.

DINING ROOM

10'10" x 14'5"

Fireplace, opening into a generous conservatory

CONSERVATORY

11'5 x 11'

Great size conservatory, with windows to sides and rear and doors opening into the rear garden.

FIRST FLOOR LANDING

Window to side aspect, doors to all rooms

BEDROOM 1

10'10" x 13'8"

Three windows to rear aspect, cupboard housing combi-boiler

BEDROOM 2

10'9" x 10'10"

Window to front aspect, fitted wardrobes

BATHROOM

8' x 7'7"

Window to front aspect, panel bath with shower over, pedestal sink, low level wc, heated chrome towel rail

BEDROOM 3

10'10" x 7'3"

Window to rear aspect, radiator

GARDENS

There are mature gardens to the rear, enclosed by hedging and laid to lawn, there is a large patio area at the top and side access.

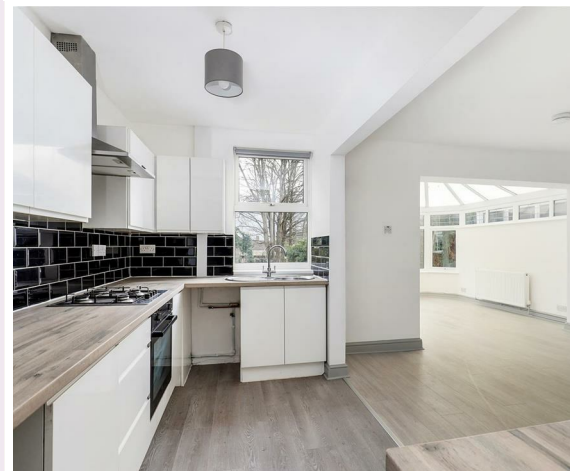
PARKING

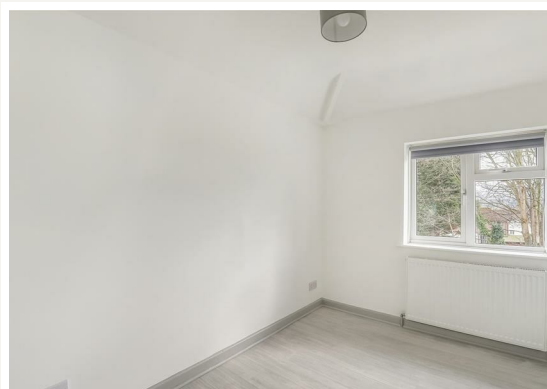
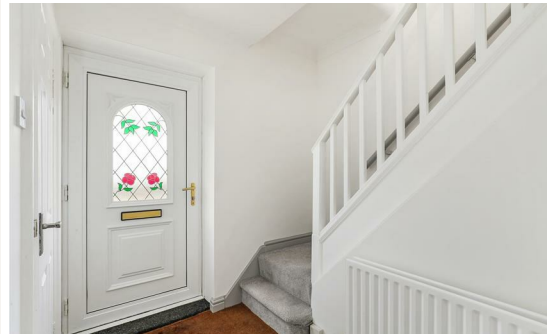
There is parking to the front for 2 cars.

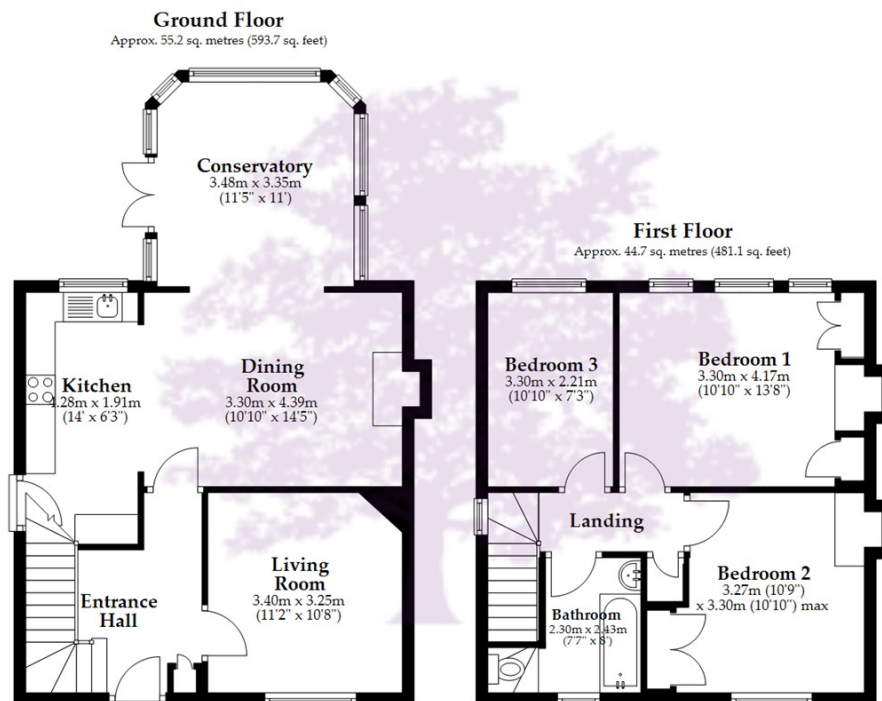
LOCATION

Westbury Lane in Coombe-Dingle 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.







Total area: approx. 99.9 sq. metres (1074.8 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.

**GOODMAN & LILLEY
BRANCH NETWORK**

HENLEAZE

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

SHIREHAMPTON

9 HIGH STREET
SHIREHAMPTON
BS11 0DT
0117 213 0333

PORTISHEAD

Rembrandt House
36 High Street
Portishead
BS20 6EN
01275 430440
sales@goodmanlilley.co.uk

SHIRE@GOODMANLILLEY.CO.UK

LETTINGS

01275 299010
LETTINGS@GOODMANLILLEY.CO.UK

CLEVEDON

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

LAND & NEW HOMES

0117 213 0151
LNH@GOODMANLILLEY.CO.UK

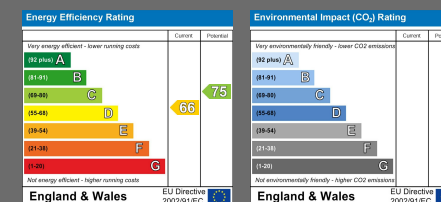
3 BEDROOMS
TENURE -

2 RECEPTION ROOMS
IN ALL SQ.FT

1 BATHROOMS
COUNCIL TAX BAND - C

- No Onward Chain with a Brand New Roof
 - Three well-proportioned bedrooms
 - Fantastic Location in Coombe-Dingle BS9
- Easy access to Blaise Castle Estate, ideal for woodland walks and family outings
- Bright and versatile conservatory overlooking the private rear garden

- Modern family bathroom
- Off Street Parking for 2 Cars
- Southerly facing Rear garden
- Delightful open plan living downstairs
- Conveniently located close to local shops, takeaways, and the respected Red Bus Nursery



Opening hours vary slightly in each office
Mon to Fri - Usually 9am till 6pm
Saturday 9.00am-4.00pm