



**LEESE &  
GORDON**  
Independent Estate Agents

Coombe Dingle

Guide Price £950,000

## 1a Grove Road, Coombe Dingle, Bristol, BS9 2RQ

- High Quality Detached House
- Set in a Ample Plot
- SW Facing Rear Garden
- Double Garage & Parking
- Master Bedroom En Suite
- Desirable Grove Road Location

Built by the builder/owner as his own home approximately 30 years ago this house provides comfortable, spacious accommodation of a very high standard. The house is now offered for sale with no onward chain.

Built with an emphasis on quality and space rather than multiple small rooms the house offers comfortable occupation for families with easy, convenient, modern living. Positioned on the edge of the Kingsweston & Trym Valley conservation area its akin to countryside living in the city. The house sits centrally within its plot and has a bricked paver drive and flagstone path leading to the garage and front door respectively. The front door opens into a spacious reception hall with cloakroom and dog leg stairs rising to the upper floor. A traditional dining room sits to the front with bay window and glazed french doors opening into the sitting room. This room has recessed fireplace and wide opening french doors with matching side windows to the rear garden. Additional glazed french doors open back into the hall. The kitchen/diner extends to circa 28 ft. in length and incorporates a range of kitchen units with built in appliances, a lounge area and plenty of space in the extended part to accommodate for a dining table. Bi-fold doors open onto the rear patio and garden. At the rear of the kitchen is a good sized utility room with sink set into worktop and plenty of space for washing machine. A door provides side access.





Upstairs the spacious landing provides access to the four double sized bedrooms. All have built in wardrobes and the master bedroom has a large en suite with window to the side aspect. The remaining bedrooms are served by a family bathroom with bath and separate shower.

The rear garden boasts a westerly aspect, is level and enclosed by timber fences with shrub borders arranged around a central lawn area. Adjacent to the house is a good sized flagstone patio entertaining area. Paths lead past both sides of the house via gates to the front of the house.

Please note the house is being sold with no onward chain. As it sits within a conservation area the trees within the curtilage will be subject to TPO's or equivalent.



**Energy Performance Certificate:** Rating D  
**Council Tax:** Band G

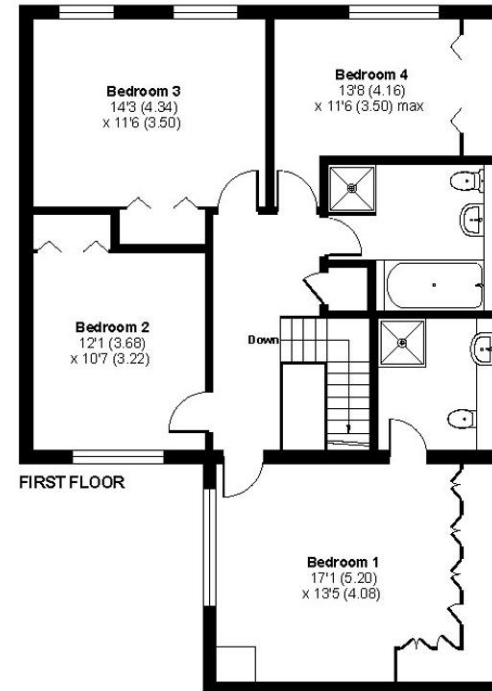
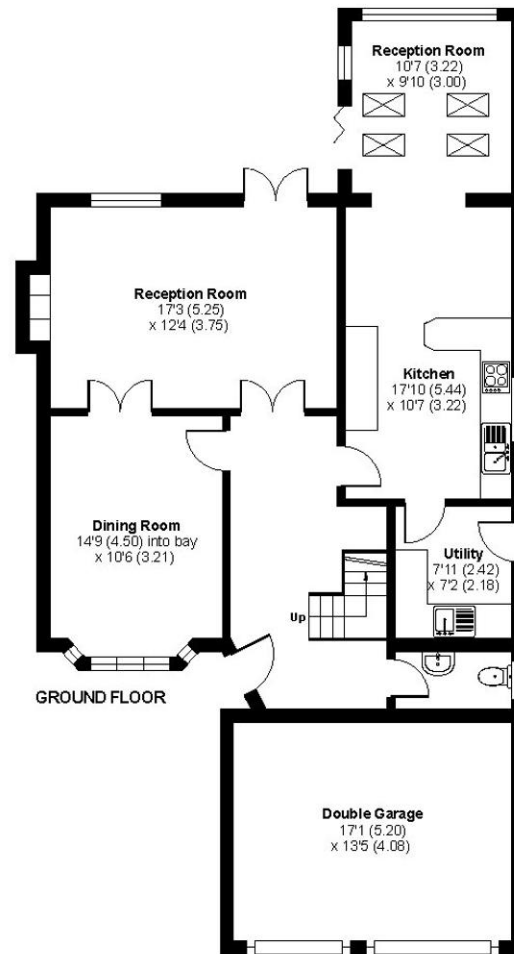
# Grove Road, Coombe Dingle, Bristol, BS9

Approximate Area = 1929 sq ft / 179.2 sq m

Garage = 228 sq ft / 21.1 sq m

Total = 2157 sq ft / 200.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Leese & Nagle. REF: 1353384



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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