



107 Westbury Lane, Coombe Dingle, Bristol, BS9 2PX

GUIDE PRICE £495,000

 **GOODCHILD**
ESTATE AGENTS

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PROPERTY OVERVIEW

Offered to the market in excellent decorative order, this attractive three-bedroom semi-detached family home has been significantly improved by the current owners and enjoys a highly convenient position within Coombe Dingle, close to Blaise Castle Estate, local schools and excellent transport links. The property extends to approximately 1,064 sq ft and offers well-balanced accommodation, generous parking, a detached home office and a substantial timber garage.

The accommodation is entered via a welcoming entrance hall leading through to a sitting room overlooking the rear elevation. The property boasts a superb kitchen/dining room which forms the heart of the home. The Howdens kitchen incorporates a range of quality units, integrated appliances, gas hob and double oven, creating a practical and sociable space for both everyday family life and entertaining. French doors provide direct access to the rear elevated decking and garden.

To the first floor are three well-proportioned bedrooms and a modern family bathroom. The property has been extensively upgraded and has been well maintained by the current owners.

The front driveway has been extended to provide parking for two vehicles. To the side of the property is a substantial timber garage with tiled roof and electric roller door. There is a generous and south-west facing rear garden featuring an elevated decked area, with steps down to patio and lawn. A detached garden office, complete with power and lighting, provides a versatile space for home working, hobbies or additional family space. The loft has also been boarded to provide useful storage.

A particularly appealing family home offering modern accommodation, excellent outside space and a range of thoughtful improvements throughout.

Location

Coombe Dingle is a highly regarded residential area on the north-western edge of Bristol, popular with families thanks to its excellent schools, generous green spaces and convenient transport links. Blaise Castle Estate is within easy reach, while Henleaze, Westbury-on-Trym and Cribbs Causeway provide a wide range of shops, cafés and everyday amenities. The area also offers excellent access to Bristol city centre, the Portway, M5 motorway network and Bristol Parkway railway station.

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KEY DETAILS

- An Attractive Semi-Detached Family Home (Approx. 1,064 sq. ft)
- 3 Well Proportioned Bedrooms
- Kitchen/Dining Room
- Valiant Combination Boiler (2018/2019)
- Detached Garden Office With Power & Lighting
- Off Street Parking For Several Vehicles

Guide Price: £495,000

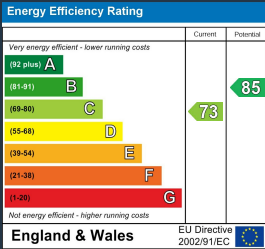
Tenure: Freehold

Council Tax Band: C

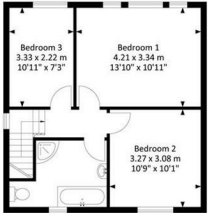
Local Authority: Bristol City Council

Vendors Onward Position:

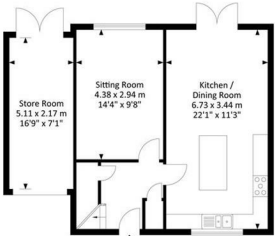
Onward Purchase



Westbury Lane, Bristol, BS92PX
 Approx. Area 1063.80 Sq.Ft - 98.80 Sq.M



First Floor



Ground Floor

For illustrative purposes only. Not to scale.
 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.
 Floor plan produced by Energy Plus.



Important Notice:

These particulars are intended as a general guide only and do not constitute any part of an offer or contract.

Whilst every care has been taken in the preparation of these particulars, their accuracy is not guaranteed and they should not be relied upon as statements or representations of fact. All information has been provided in good faith and may have been supplied by the seller, landlord or other third parties. Interested parties should satisfy themselves by inspection, survey and other enquiries as to the correctness of any information provided.

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All measurements, floor plans, dimensions, distances, areas and site plans are approximate and are provided for guidance purposes only. Floor plans may not be to scale. Photographs may have been taken using a wide-angle lens and may not accurately represent room sizes or property boundaries.

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