







91 WESTBURY LANE, COOMBE-DINGLE BS9 2PX

OFFERS IN EXCESS OF £460,000

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.



GOODMAN & LILLEY

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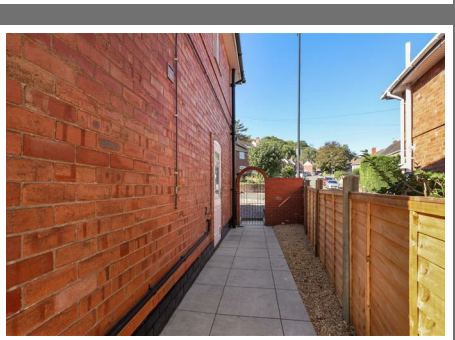
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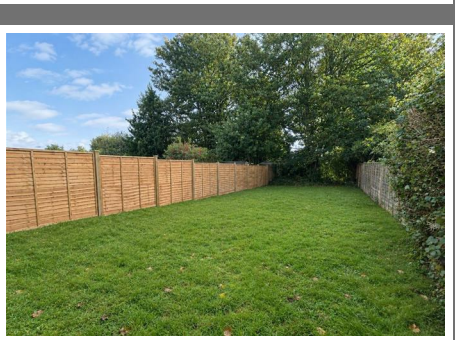
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- No Onward Chain with a Brand New Roof
- Three well-proportioned bedrooms
- Fantastic Location in Coombe-Dingle BS9
- Easy access to Blaise Castle Estate, ideal for woodland walks and family outings
- Bright and versatile conservatory overlooking 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 9am–6pm Sat 9am–4pm

GOODMAN & LILLEY