



91 Westbury Lane, Coombe-Dingle, BS9 2PX
Offers In Excess Of £450,000

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

91 Westbury Lane, Coombe-Dingle, BS9 2PX

Situated on the sought-after Westbury Lane in the vibrant and popular area of Coombe Dingle, this spacious three-bedroom home with a Brand New Roof offers an excellent opportunity to create a comfortable family residence in a well-connected and lively neighbourhood.

The ground floor welcomes you with a bright and inviting hallway, setting the tone for the rest of the home. This flows seamlessly into the dining room, which sits at the heart of a spacious open-plan kitchen and dining area — perfect for both everyday living and entertaining. From here, opening into a generous conservatory, bathed in natural light and overlooking the sunny rear garden. This versatile space offers endless possibilities, whether as a tranquil home office, stylish garden room, or an additional lounge to relax and unwind.

To the front of the property, a separate lounge provides a more peaceful retreat, enhanced by a large window that floods the room with light and creates a warm, welcoming atmosphere.

Upstairs, the home continues to impress with three well-proportioned bedrooms — two comfortable doubles and a spacious single — all offering plenty of natural light and scope for personalisation. A modern family bathroom completes the first floor, thoughtfully designed to serve the needs of a growing household.

The private rear garden is enclosed by mature hedging, with a central lawn and a good size patio area. The front of the property benefits from off-street parking for two/three vehicles.

Location

Westbury Lane 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 local location for families. Offering generous living space, character, and potential, this home presents a wonderful opportunity for the next owner to make their mark in one of Bristol's most desirable and lively neighbourhoods.

- 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

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.

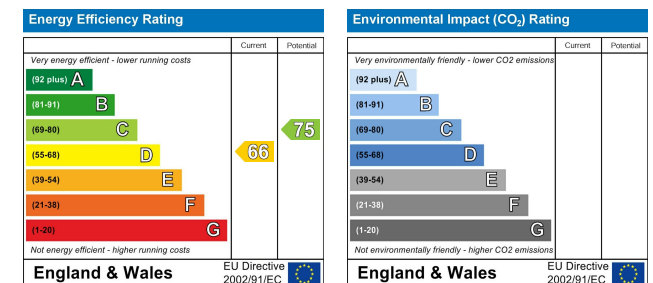
Parking

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.



Bristol

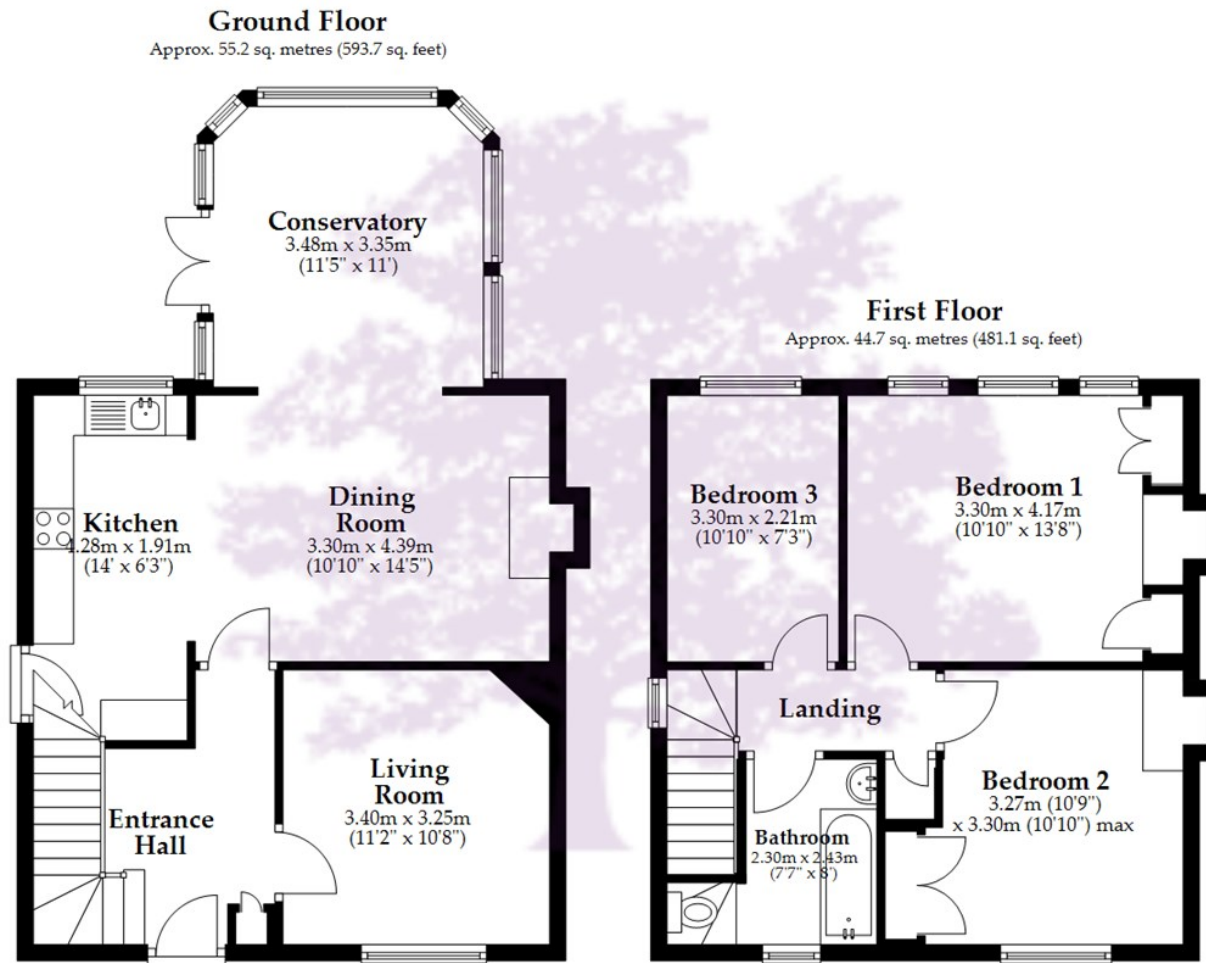
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Total area: approx. 99.9 sq. metres (1074.8 sq. feet)

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.
Plan produced using PlanUp.



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