



Stoke Bishop

Guide Price £885,000

LEESE &
GORDON
Independent Estate Agents

72 Coombe Bridge Avenue, Stoke Bishop, Bristol, BS9 2LS

- 4 Bedroom Family Home
- Detached
- 1930s
- No Onward Chain
- Off Street Parking and Garden
- Close to Local Schools

This charming 1930s detached family home offers 4 bedrooms, generous living areas, off-street parking, a garage, and a beautiful south-westerly facing rear garden with a tranquil woodland backdrop. The property is offered for sale with no onward chain and benefits local schooling.

Upon entering the home, you are welcomed into an inviting entrance hall featuring a granite tiled floor. The hallway provides access to the lounge, understairs storage, and the staircase leading to the first floor. The front-facing lounge boasts a large window, a feature fireplace with surround, and stylish wooden flooring. An archway leads into a versatile dining area that sits just off the kitchen. The kitchen is well-equipped with a range of wall and base units, granite worktops with upstand, stainless steel sink and drainer, space for a cooker with a stainless steel extractor hood, plumbing for a washing machine and dishwasher, and space for a fridge/freezer. Tiled flooring continues through to a rear porch, which leads to a downstairs WC, the integral garage, and access to the rear garden. Completing the ground floor is a lovely family room at the rear of the house, featuring French doors that open to the garden and a window that fills the room with natural light. This space also benefits from attractive wooden flooring.





Upstairs, a split-level landing provides access to four bedrooms and the family bathroom. Bedrooms 1 and 2 are generous doubles; one enjoying a full wall of built-in wardrobes, and the other benefitting from views over the rear garden and woodland. Bedroom 3 is a well-proportioned room with a front-facing window, while Bedroom 4 is ideal as a single room, study, or nursery. The family bathroom includes an obscured rear window, bath with shower attachment, separate shower cubicle, low-level WC, bidet, and wash hand basin, and is partly tiled.

Outside, the front of the property offers off-street parking for two vehicles and access to the garage via an up-and-over door. The garage measures approximately 16' x 8'. A well-maintained front lawn is bordered by mature shrubs and trees, with side access leading to the rear.

The rear garden begins with a patio area, with steps leading down to a larger lawn bordered by mature shrubs and trees, offering excellent privacy and a peaceful atmosphere. The garden, which enjoys a lovely woodland backdrop, is south-westerly facing and perfect for enjoying sunny afternoons.

Early viewing is highly recommended to avoid disappointment.



Energy Performance Certificate

Rating D

Council Tax:
Band F

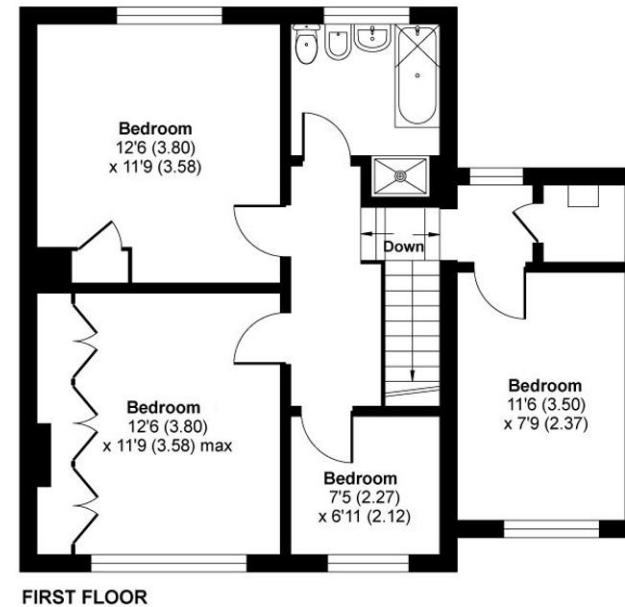
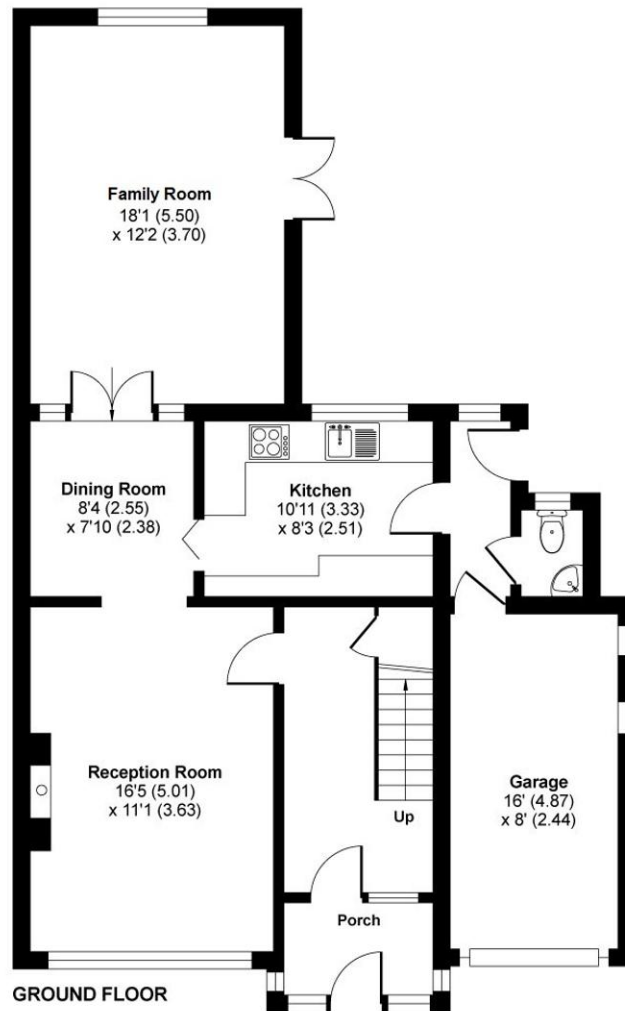
Coombe Bridge Avenue, Bristol, BS9

Approximate Area = 1359 sq ft / 126.2 sq m

Garage = 128 sq ft / 11.8 sq m

Total = 1487 sq ft / 138 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: 1364688

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