

33 Coombe Bridge Avenue, Stoke Bishop, BS9 2LT

Goodman & Lilley









33 Coombe Bridge Avenue

Stoke Bishop BS9 2LT

Asking Price £750,000

An exceptional opportunity to acquire a substantial and highly versatile 4/5 bedroom link-detached family home, ideally positioned on a sought-after residential road in Stoke Bishop. Offering generous and well-balanced accommodation throughout, this thoughtfully extended property combines flexible living space with excellent potential, perfectly suited to modern family life.







Accommodation

Please see floor plan for measurements

Ground Floor

Upon entering, you are welcomed by a bright and inviting entrance hallway, setting the tone for the well-proportioned accommodation throughout. The ground floor features two spacious reception rooms, providing ideal areas for both relaxing and entertaining. A separate dining room offers a more formal setting for family meals and social occasions, while the kitchen is well-equipped with ample storage and worktop space, offering both practicality and scope for future enhancement. Completing the ground floor is a convenient downstairs WC.

First Floor

Upstairs, the property comprises four generously sized bedrooms, all benefiting from good natural light. An additional fifth bedroom or study further enhances the flexibility of the home, making it ideal for those working remotely or requiring extra accommodation. Also serving the first floor is a bathroom and shower room.

Externally

Externally, the property continues to impress. To the front, there is off-street parking along with access to a garage, providing both convenience and additional storage. The rear garden offers a private and functional outdoor space, complete with a charming potting shed and a separate outside store room—perfect for gardening enthusiasts or those seeking additional utility space.

Location

Situated in the highly sought-after suburb of Stoke Bishop, the area is known for its leafy surroundings, tree-lined avenues and peaceful residential feel, all while being within easy reach of Clifton and Bristol city centre.

The location is particularly well-suited to family living, with a number of well-regarded schools nearby including Stoke Bishop Church of England Primary School, Elmlea School and St Ursula's Academy, as well as Bristol Free School for secondary education.

Nearby Westbury-on-Trym offers a range of independent cafés, restaurants and everyday amenities, including Grupo Lounge and The Post Office Tavern, while Stoke Lane and Shirehampton Road provide additional local shops and conveniences.

The area also benefits from excellent access to green open space, with scenic walks along the River Avon and River Trym leading towards Blaise Castle Estate. Canford Park, Stoke Lodge and The Downs are also all within easy reach.

- No onward chain
- Four bedrooms plus study/bedroom five
- Sought-after Stoke Bishop location
- Bathroom and separate shower room
- Two reception rooms plus dining room
- Parking, garage & private rear garden











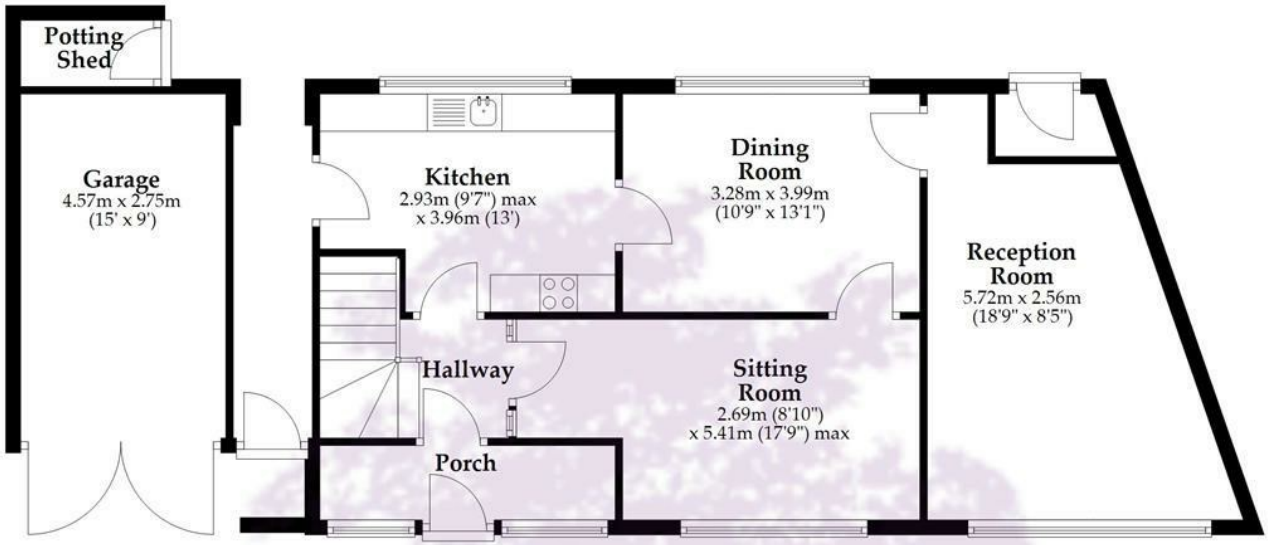




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Ground Floor

Approx. 85.9 sq. metres (924.7 sq. feet)



First Floor

Approx. 61.5 sq. metres (661.9 sq. feet)



Total area: approx. 147.4 sq. metres (1586.6 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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