



63 ARBUTUS DRIVE,  
COOMBE DINGLE, BS9 2PW

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**GOODMAN  
& LILLEY**







# 63 ARBUTUS DRIVE

COOMBE DINGLE BS9 2PW

GUIDE PRICE  
£650,000

A wonderful opportunity to acquire a detached house situated in Coombe Dingle; nestled on the fringes of the Blaise Castle Estate and in the heart of a beautiful Conservation Area. This four bedroom detached family home has been well maintain throughout with further benefits including a south facing rear garden, stunning views to the rear, driveway parking and a garage.

An early viewing is strongly advised to fully appreciate what is on offer here.

## Location

Coombe Dingle lies to the north west of Bristol and is considered to be semi-rural, being on the cusp of the town and country. There are meandering walks and bridle paths through the adjacent Trym Valley and Blaise Castle estate – a wooded parkland area of more than 650 acres. Shops within proximity include those in nearby Westbury-on-Trym. There are a wide variety of schools, state and independent, available from Stoke Bishop, Westbury, Henleaze and more particularly Clifton for the latter which is approximately 4.7 miles away. For the commuter, the A4018 provides a direct link to not only the motorway networks, M4 and M5, but also Bristol's commercial centre.

## Accommodation

Please see the floorplan for room measurements and the property layout.

## Ground Floor

An entrance vestibule leads through into

a welcoming central hallway with stairs that provide access to the first floor, doors from the hallway open into a generous sitting room with patio doors providing a seamless access out onto the rear garden, there is a separate kitchen and dining room, a utility off of the kitchen again giving access to the garden at the rear, and ground floor cloakroom/wc. there is a door from the kitchen to the garage which has plumbing for a washing machine.

## First Floor

To the first floor doors lead to a master bedroom of good proportions with an en-suite wet room, two more good sized double bedrooms, a family bathroom/shower/wc, and a fourth bedroom with balcony to the rear and wonderful views.

## Outside

## Gardens

The front garden has an attractive

private seating area, driveway providing parking and access to the garage. The south/east facing level lawned rear garden with paved patio seating area wraps round the property, side sections of garden with gated access out to the front and doors through to the garage.

## Garage and Driveway Parking

There is an attached garage to the side of the property which is of good sized with remote electric door, power and light, plumbing for a washing machine, wall mounted gas boiler, door to the house and door out to the rear garden.

- Well appointed detached home
- Wonderful rear views

- Four bedrooms master bedroom with en suite
- Popular and sought after location

- Downstairs cloakroom / wc
- Gardens, garage and driveway parking





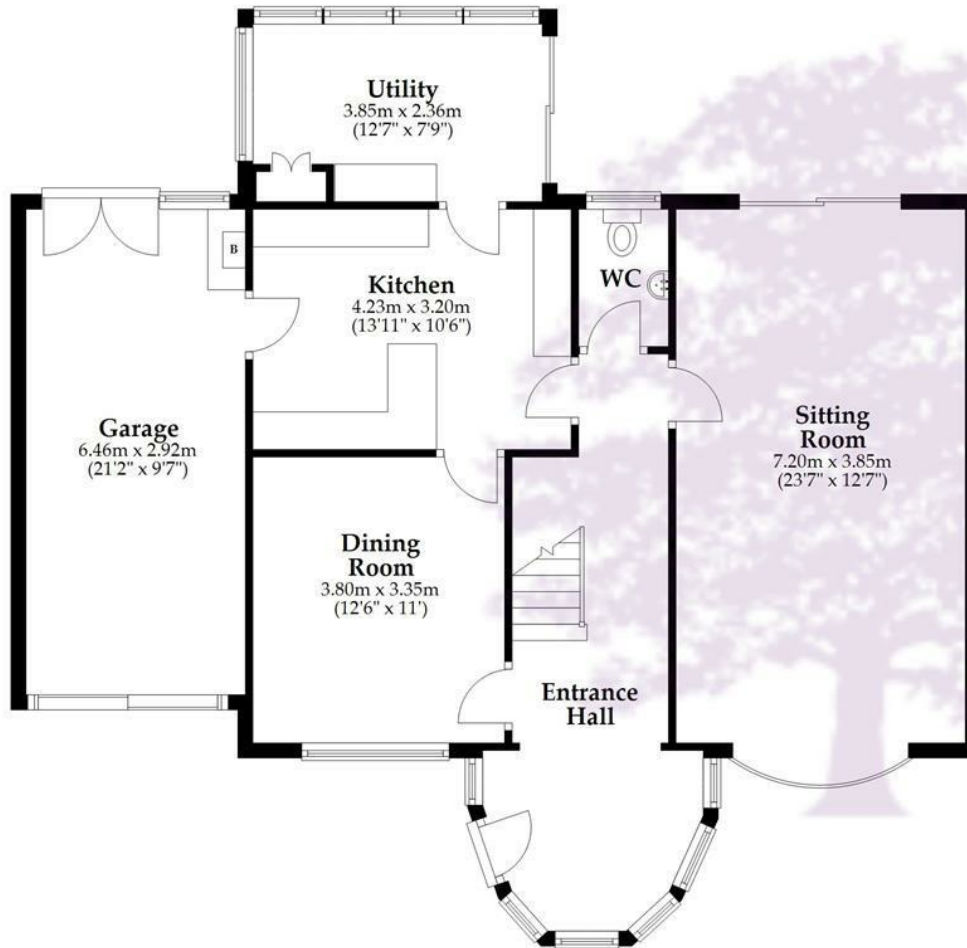


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### Ground Floor

Approx. 102.7 sq. metres (1105.8 sq. feet)



### First Floor

Approx. 67.3 sq. metres (724.1 sq. feet)  
(excluding Balcony)



Total area: approx. 170.0 sq. metres (1829.9 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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