

107 Westbury Lane, Coombe Dingle, Bristol, BS9 2PX

GUIDE PRICE £474,950

GOODCHILD
ESTATE AGENTS

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PROPERTY OVERVIEW

Offered to the market in excellent decorative order, this attractive three-bedroom semi-detached family home has been significantly improved by the current owners and enjoys a highly convenient position within Coombe Dingle, close to Blaise Castle Estate, local schools and excellent transport links. The property extends to approximately 1,064 sq ft and offers well-balanced accommodation, generous parking, a detached home office and a substantial timber garage.

The accommodation is entered via a welcoming entrance hall leading through to a sitting room overlooking the rear elevation. The property boasts a superb kitchen/dining room which forms the heart of the home. The Howdens kitchen incorporates a range of quality units, integrated appliances, gas hob and double oven, creating a practical and sociable space for both everyday family life and entertaining. French doors provide direct access to the rear elevated decking and garden.

To the first floor are three well-proportioned bedrooms and a modern family bathroom. The property has been extensively upgraded and has been well maintained by the current owners.

The front driveway has been extended to provide parking for two vehicles. To the side of the property is a substantial timber garage with tiled roof and electric roller door. There is a generous and south-west facing rear garden featuring an elevated decked area, with steps down to patio and lawn. A detached garden office, complete with power and lighting, provides a versatile space for home working, hobbies or additional family space. The loft has also been boarded to provide useful storage.

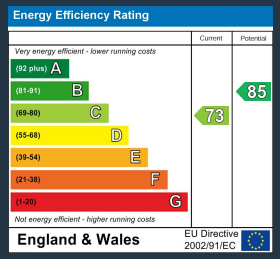
A particularly appealing family home offering modern accommodation, excellent outside space and a range of thoughtful improvements throughout.

Location
Coombe Dingle is a highly regarded residential area on the north-western edge of Bristol, popular with families thanks to its excellent schools, generous green spaces and convenient transport links. Blaise Castle Estate is within easy reach, while Henleaze, Westbury-on-Trym and Cribbs Causeway provide a wide range of shops, cafés and everyday amenities. The area also offers excellent access to Bristol city centre, the Portway, M5 motorway network and Bristol Parkway railway station.

KEY DETAILS

- An Attractive Semi-Detached Family Home (Approx. 1,064 sq. ft)
- 3 Well Proportioned Bedrooms
- Kitchen/Dining Room
- Valiant Combination Boiler (2018/2019)
- Detached Garden Office With Power & Lighting
- Off Street Parking For Several Vehicles

Guide Price: £474,950
Tenure: Freehold
Council Tax Band: C
Local Authority: Bristol City Council
Vendors Onward Position:
Onward Purchase





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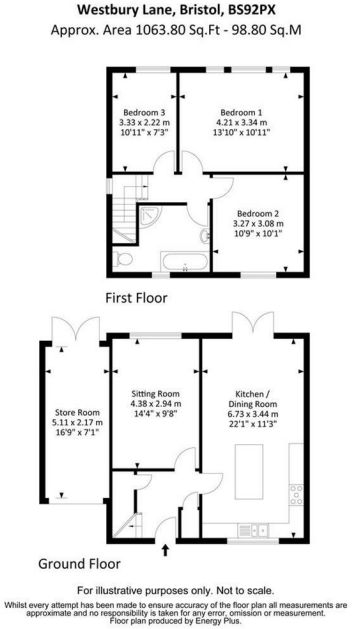





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