



Coombe Dingle | Guide Price £565,000

leese & nagle 

62 Westbury Lane, Coombe Dingle, Bristol, BS9 2PR

- Coombe Dingle Location
- 3 Well Proportioned Bedrooms
- Retaining Some Original Features
- Great Downstairs Space To Develop
- Good Sized Open Aspect Garden
- Double Glazed

A wonderful 3 bedroom semi-detached family home that offers great scope and potential with a beautifully presented gardens. The house benefits from comfortable living space to the ground floor, bedrooms of good proportions, off-street parking and garage. As such it is suitable for a range of buyers from families through to downsizers. With proximity to Kings Weston and Blaise estates it will appeal to those looking to access outdoor spaces. Nearby shops on Westbury Lane as well as readily accessible Westbury-on-Trym and Shirehampton Road make for convenience. Access to the Portway means that the M4 and M5 are also easy to reach for those needing to commute.

Set back from the road, the property is accessed via an attractive block paved driveway that also leads to the garage and that provides parking for several vehicles.

The house is accessed into a wide, welcoming and light hallway with window to front and dog-legged stairs with cupboard below. The reception room to the front is has a box bay window to the front with radiator below, living flame gas fire on marble-style hearth and offers space for ample seating. The rear reception room is even larger with French doors with half sidelight windows providing access to the garden. There is a built-in cupboard featuring leaded glazing to the top doors that provides useful storage and a serving hatch through to the kitchen. Thus there is scope to open up the two spaces and create a larger kitchen/dining/living space that connects to the rear garden. The kitchen currently has a range of wood wall and base units with toning worktop, sink with mixer tap, is part-tiled and has window to side with glazed door to the rear.

To the first floor the stairs give access to a noticeably wide landing which gives the home a real sense of space and volume, with window to the side. To the rear of are bedrooms. Bedroom 1 has a large window overlooking the rear garden and has a range of





built-in storage with sliding doors on two sides together with a built-in cupboard to the chimney alcove. Bedroom 3 again would take a double bed although is more suited to a child's bedroom. Again with window to the rear, this room has a vanity washbasin and wall-mounted gas combination boiler. Bedroom 2 is to the front of the property and enjoys lots of natural light due to the box bay window and is a very good-sized double room. Also to the front of the property is a modern, fitted shower room comprising white basin with vanity unit and large walk-in shower and opaque window to front. There is also a separate white WC with opaque window to front.

Outside to the front is a large brick-paved driveway with parking for a number of cars and access to the garage via up and over door. There is also side access from the garage into the rear garden. The front area has been beautifully landscaped with a variety of mature shrubs and evergreens all enclosed by an attractive stone front boundary wall and hedging to the side.

To the rear of the house is brick-built store with adjoining WC with window to side. The rear garden has been clearly loved and enjoyed, with substantial areas of lawn, together with two patio areas to make the most of the sun at different parts of the day. The open aspect has allowed a number of mature shrubs to flourish. There is also a useful wooden storage shed to the rear of the garage.

Clearly a much-loved home, this property presents new owners with opportunities to create something that their family will love just as much.

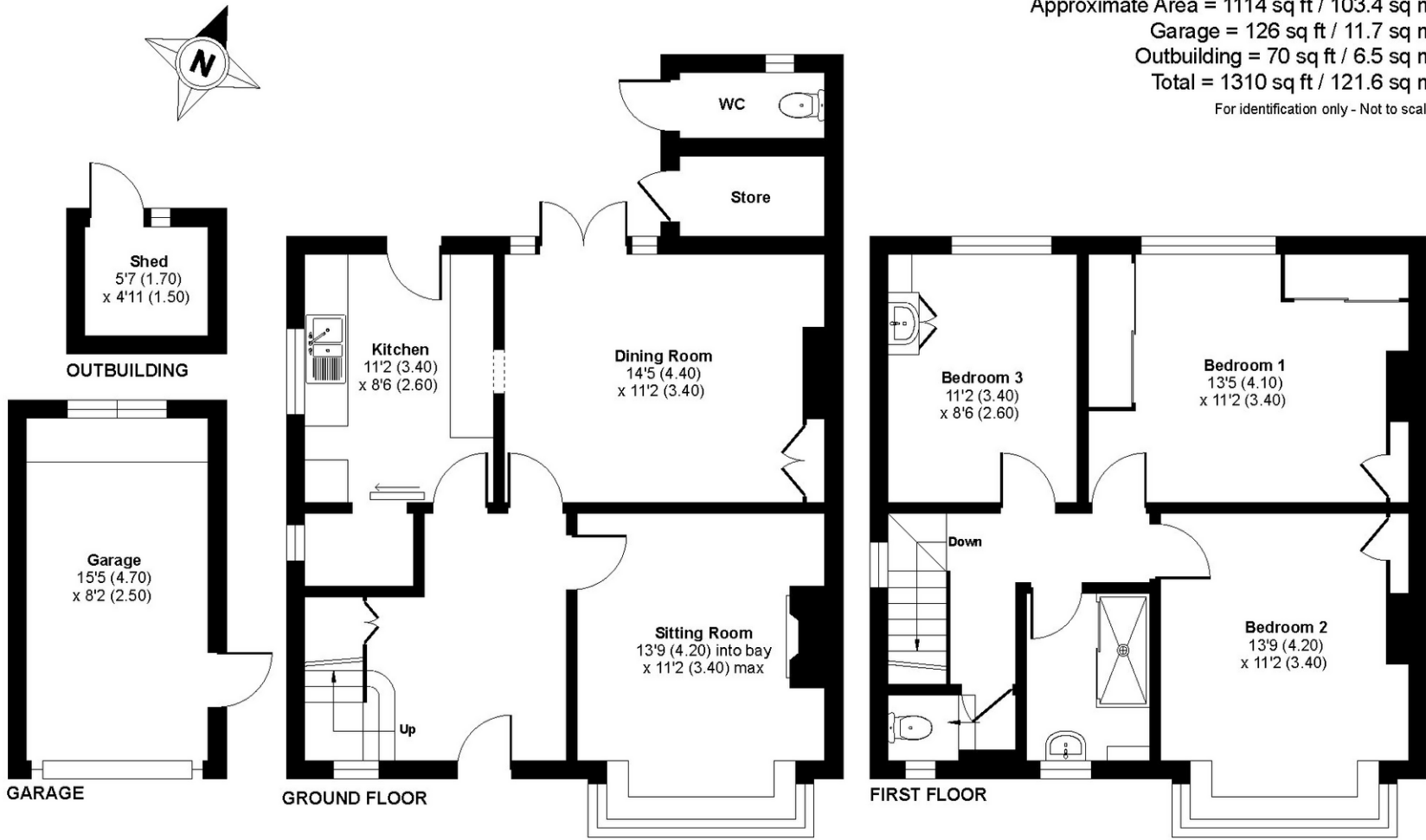


Energy Performance Certificate C
Council Tax Band D



Westbury Lane, Bristol, BS9

Approximate Area = 1114 sq ft / 103.4 sq m
 Garage = 126 sq ft / 11.7 sq m
 Outbuilding = 70 sq ft / 6.5 sq m
 Total = 1310 sq ft / 121.6 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Leese & Nagle. REF: 1124017



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