



21 ARBUTUS DRIVE,  
COOMBE DINGLE, BS9 2PH

GOODMAN  
& LILLEY













# 21 ARBUTUS DRIVE

## COOMBE DINGLE BS9 2PH

GUIDE PRICE  
£850,000

This beautifully presented and extended five-bedroom semi-detached family home is located in the sought-after area of Coombe Dingle in Bristol. Offering a perfect blend of modern living and traditional charm, the property boasts spacious, light-filled rooms with high-quality finishes throughout, wonderful gardens, driveway parking and a garage.

This exceptional home combines convenience with comfort, offering a fantastic opportunity to settle in one of Bristol's desirable areas.

### Summary

Upon entering, you are greeted by a welcoming hallway that leads to a downstairs cloakroom and a generously sized sitting room/living room, ideal for both relaxing and entertaining. The property has been thoughtfully extended to create an open-plan kitchen/dining area, featuring contemporary fittings, ample storage, and integrated appliances—perfect for family gatherings. Large bi-fold doors open onto a well-maintained rear garden, providing a seamless connection between indoor and outdoor living spaces.

On the two upper floors, you will find five bedrooms, with the generous master bedroom in the roof space benefiting from an en-suite bathroom, dressing area and built-in wardrobes. The family bathroom has been elegantly updated, with quality fixtures and a modern design.

Externally, the property offers driveway parking for multiple vehicles and an attached garage, also providing a utility area. This peaceful residential location has superb access to the Blaise Castle estate with its wonderful woodland walks, as well as excellent local amenities, schools, and transport links, making it an ideal choice for families.

### Accommodation

Please see the floorplan for room measurements.

### Ground Floor

#### Entrance Hallway

Generous in size with stairs to the first floor, doors to:

#### Downstairs Cloakroom

Fitted toilet and sink.

#### Sitting Room

Double glazed bay window to the front of the house and opening directly through to a second reception room behind.

#### Living Room

Accessed from the sitting room with a feature fireplace with fitted log burning stove, double glazed sliding patio doors to the rear out to a garden room with polycarbonate roof and custom made panels adaptable to the season onto the decking and rear garden.

#### Open Plan Kitchen / Dining Room

A wonderfully, generously extended open plan space with Amtico flooring and featuring a dining area and kitchen with contemporary fittings, ample storage, central island with granite work top and integrated appliances. Large bi-fold doors open out onto the well-maintained rear garden, and there is a double glazed window and velux skylights providing great light. There is also a door to the garage which has a built in utility area.

### First Floor

#### Landing

With further stairs leading up to the master bedroom suite converted in the roof space and with doors to all first floor rooms.

#### Bedroom Two

The houses original main bedroom with double glaze bay window to the front elevation and fitted wardrobing.

#### Bedroom Three

A good sized double bedroom with fitted storage and airing cupboard housing the gas boiler, with double windows to the rear of the home with views out across Coombe Dingle over the rear garden.

#### Bathroom

A superb spacious main family bathroom fitted to a high standard with a free standing bath, walk in shower with oversized head and a glass screen, wash basin and concealed cistern wc. Double glazed window to the rear, attractively tiled walls and floor with underfloor heating, feature heated towel rail/radiator.

#### Bedroom Four

An extended bedroom with two double glazed windows to the front elevation.

#### Bedroom Five

Double glazed window to the rear.

### Second Floor

#### Landing

Double glazed windows to the side of the house, with glass balustrades and door to the master bedroom.

#### Master Bedroom

A wonderful master bedroom of generous proportions with a window and doors that open to a Juliet balcony to the rear aspect, having panoramic views across coombe Dingle towards Stoke Bishop. The room has ample space and light with a door to the en suite shower room.

#### En Suite

Again fitted with a quality suite to include walk in shower cubicle, wash basin and concealed cistern wc. Tiled to the walls and floor, under floor heating, heated towel rail/radiator, double glazed window to the rear.

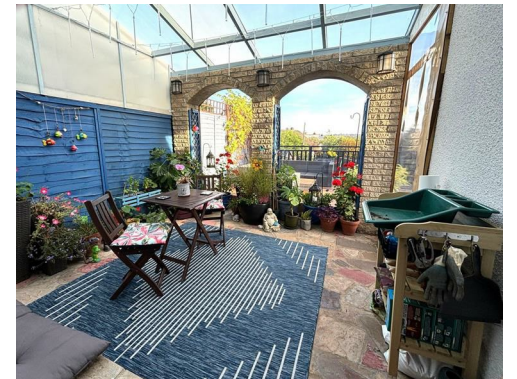
### Outside

#### Front Garden / Parking

To the front of the house there is ample driveway parking a lawn area boasting a Magnolia tree and two Japanese Maples and access to the front door and attached garage.

#### Rear Garden

A superb (approximately 75ft) south east facing split-level rear garden offers a perfect blend of outdoor spaces designed for both the family and entertaining. The garden is thoughtfully divided into two levels, providing a layout with an extensive lawn ideal for children and a beautifully crafted wooden decking area, a perfect spot for outdoor dining or relaxing. The south east facing orientation enjoys plenty of sunlight throughout the day, enhancing its warmth and appeal.



- Superb Extended Family Home
- Well Appointed Throughout with Quality Fittings
- South East Facing Garden
- Five Bedrooms
- Superb Open Plan Kitchen / Dining Room
- Driveway Parking and Garage
- Master Bedroom with En Suite Facilities
- Open Views to The Rear



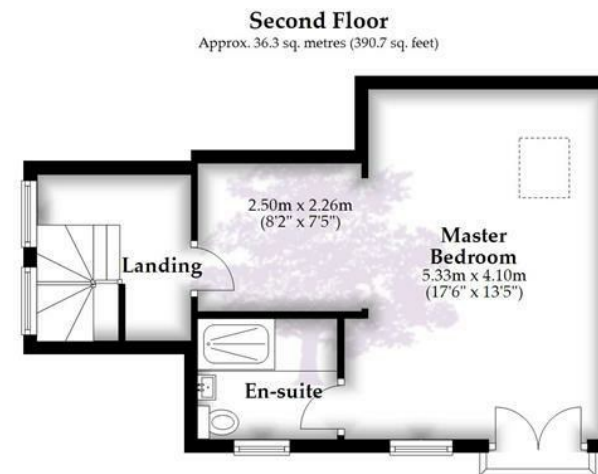
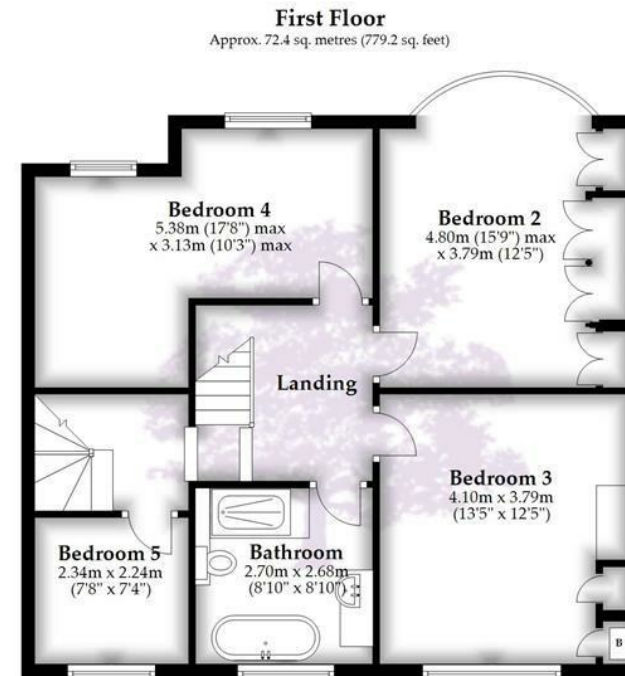
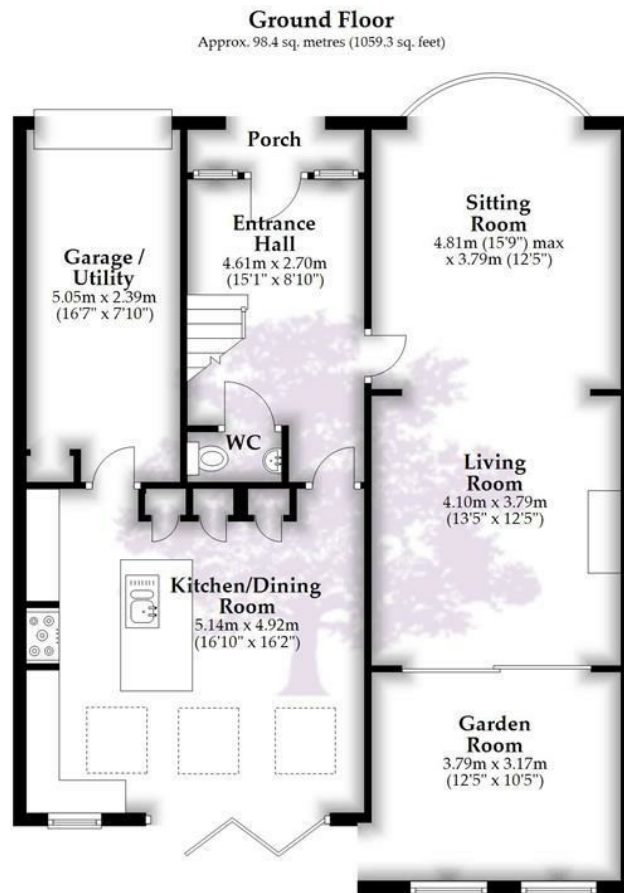






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Total area: approx. 207.1 sq. metres (2229.2 sq. feet)

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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