



69 Westbury Lane, Coombe-Dingle, BS9 2PS

£585,000

GOODMAN  
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS



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Offering for sale is this beautifully presented semi-detached house that offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. One of the standout features of this residence is the stunning extended kitchen and garden room, which serves as the heart of the home. This modern space is perfect for family meals and gatherings, allowing for a seamless flow between cooking and dining. Additionally, the property includes a convenient utility room and a well-appointed WC.

Outside, the rear garden is a delightful retreat, featuring a charming cabin that basks in the sun, perfect for enjoying warm summer days or as a quiet workspace. The garden offers a wonderful space for children to play or for hosting outdoor gatherings and BBQs.

Parking is a breeze with space for two vehicles, ensuring that you and your guests can come and go with ease. The location is superb, with excellent transport links that make commuting and exploring the vibrant city of Bristol effortless.

This property is a true gem, combining modern living with a welcoming atmosphere in a sought-after area with great transport and motorway links as well as some superb walks and green spaces to enjoy, don't miss the opportunity to make this lovely house your new home. A rare opportunity to acquire a superb extended family home in this ever popular area. Please book your viewing today, either Call, Click or Come in and visit our experienced sales team- 0117 2130333 / shire@goodmanlilley.co.uk.

Tenure: Freehold  
Local Authority: Bristol City Council Tel: 0117 922 2000  
Council Tax Band: C  
Services: Mains Gas, Water, Drainage and Electricity.

- Beautifully Presented 3 Bedroom Semi Detached Family Home
  - Delightful Open Plan Extended Kitchen/Garden Room
  - Southerly Facing Beautiful Sunny Rear Garden
  - Positive Input Ventilator System in Loft
  - Close to great schools and Nurseries.
- Superb BS9 Coombe Dingle Position
  - Close to local Amenities, Blaise Castle & Canford Park
  - Utility room leading to downstairs W/C
  - Fantastic Cabin or Office in Garden
  - Generous off street parking

**Area**  
Westbury Lane is a much sought-after road in Coombe Dingle that connects with the Blaise Estate with its wonderful walks and depth of history. Furthermore, there are other areas to explore such as Kingsweston House and Shirehampton Golf Course which forms part of the National Trust and offers lovely walks. In terms of amenities there are shops on Westbury Lane for convenience and the Red Bus Nursery, there is also easy access to nearby Westbury Village and convenient access to Cribbs Causeway. Local transport and motorway links are extremely good as well as being within easy reach of Sea Mills Train Station that connects with Temple Meads and the Park and Ride which continues along the A4 into the City Centre.

**Entrance Hallway**  
uPVC door leading to hallway, stairs rising to first floor.

**Dining Room**  
10'9" x 11'1"  
uPVC double glazed window to front aspect, radiator,

**Living Room**  
10'5" x 14'6"  
uPVC double glazed french doors leading into the rear garden, feature fireplace,

**Kitchen**  
10'4" x 8'0"  
Fitted with a range of high gloss wall and base units with roll top work surfaces. One and a half bowl stainless steel sink with mixer tap over. A variety of integrated appliances to include: dishwasher, 2 fridges and a freezer, wine cooler, 5 burner cooking range with stainless steel hood over, Combi-Boiler, built in pantry, door leading to utility room, skylight window.

**Utility/Wc**  
7'5" x 6'2"  
uPVC double glazed window to front aspect, plumbing for washing machine, low level wc.

**Garden Room**  
18'5 x 12'1  
uPVC double glazed french doors leading to rear garden, uPVC double glazed window to rear aspect, skylight window.

**Landing**  
Window to side aspect, access to loft space via ladder with a Positive Input Ventilator system which eliminates condensation by introducing fresh filtered air into your home that replaces humid moist air.

**Bedroom 1**  
11'4" x 13'8"  
Three uPVC double glazed windows to rear aspect, radiator

**Bedroom 2**  
10'10" x 10'0"  
uPVC double glazed window to front aspect, radiator

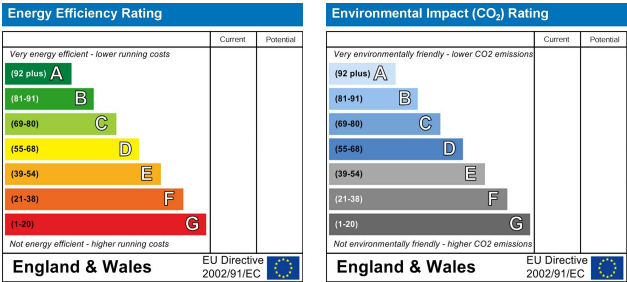
**Bathroom**  
8'7 x 8'  
uPVC double glazed window to front aspect, panel bath with dual shower and mixer tap over, pedestal sink, low level wc, heated chrome towel rail.

**Bedroom 3**  
11'4" x 7'5"  
uPVC double glazed window to rear aspect, radiator

**Cabin/Office**  
12'1" x 18'5"  
This cabin is a fantastic addition to the property, it has power and lighting in with 3 double glazed windows and french doors opening into the garden.

**Garden**  
The rear garden is enclosed by hedging and fencing and has a great size lawn with border plants and shrubs and a patio area.

**Parking**  
There is parking to the front for 2 vehicles.



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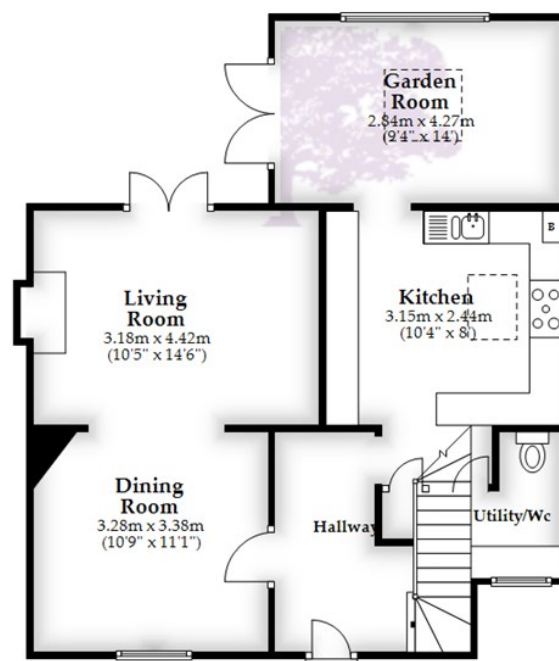
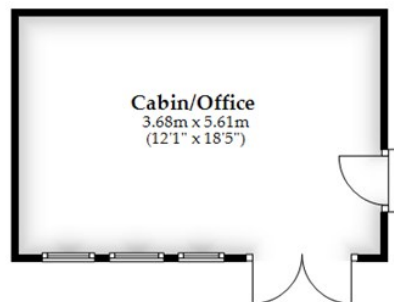






# Ground Floor

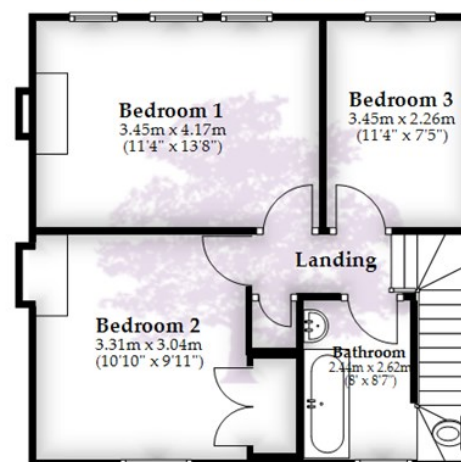
Approx. 83.5 sq. metres (898.4 sq. feet)



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.

# First Floor

Approx. 41.4 sq. metres (445.7 sq. feet)



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