



69 WESTBURY LANE,
COOMBE-DINGLE, BS9 2PS

GOODMAN
& LILLEY



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.

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

uPVC double glazed window to front aspect, radiator,

Living Room

uPVC double glazed french doors leading into the rear garden, feature fireplace,

Kitchen

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

uPVC double glazed window to front aspect, plumbing for washing machine, low level wc.

Garden Room

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

Three uPVC double glazed windows to rear aspect, radiator

Bedroom 2

uPVC double glazed window to front aspect, radiator

Bathroom

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

uPVC double glazed window to rear aspect, radiator

Cabin/Office

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.

- 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

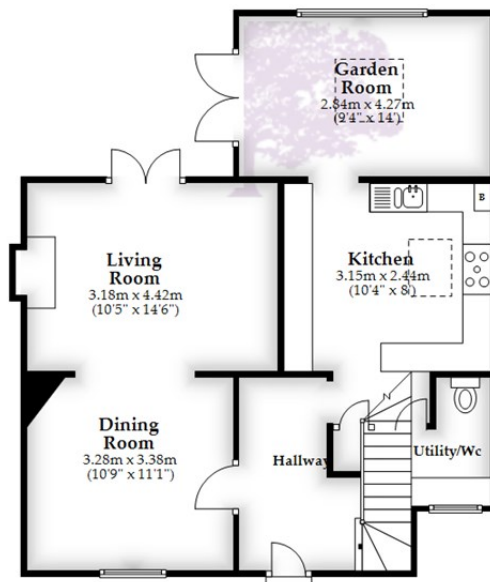
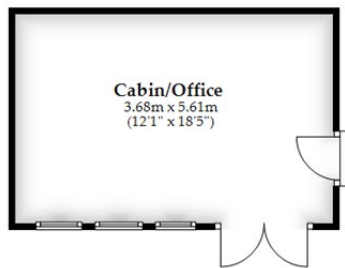


£585,000



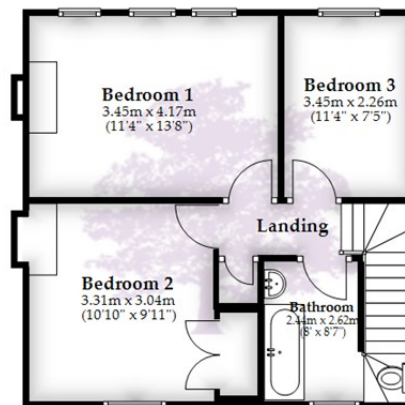
Ground Floor

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



First Floor

Approx. 41.4 sq. metres (445.7 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 PlanLip.

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