



222 SHIREHAMPTON ROAD,
COOMBE DINGLE, BS9 2EH

GOODMAN
& LILLEY







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COOMBE DINGLE BS9 2EH

GUIDE PRICE
£675,000

A simply beautiful double fronted detached home in an elevated BS9 position overlooking Shirehampton Park Golf course. Built circa 1930's this wonderful home offers a mixture of character of the period with a subtle mixture of contemporary styled accommodation, good sized gardens, driveway parking and a detached garage.

An exceptional property, and viewing is recommended to fully appreciate the location and accommodation on offer.

Location

The property is superbly located in BS9 a short distance from Westbury on Trym village and Shirehampton with transport links providing access to the City Centre, Cribbs Causeway and the motorway network. Furthermore there is the local train station which goes to Temple Meads. Opposite the house is Shirehampton Golf Course which is part of the National Trust. Up the road there are lovely walks around the Kingweston Estate which in turn leads to the popular Blaise Estate. The local area is surrounded by a wealth of history for all to enjoy.

Summary

The accommodation briefly consists of an impressive entrance hall, sitting room with bay windows and French doors, dining room/ bedroom four with bay window, kitchen/breakfast room, utility room, downstairs cloakroom, a beautiful light first floor landing leading to the master bedroom with walk in wardrobe and en-suite shower room, two further bedrooms and a family bathroom.

Accommodation

Please see the floorplan for room measurements and the property layout.

Ground Floor

Entrance

The house is approached from the front via entrance door into an inviting entrance hall.

Entrance Hallway

A wonderful central hallway providing access to both reception rooms, a kitchen/breakfast room, and a staircase to the first floor.

Sitting Room

A door to the left provides entry to a superb sized sitting room which has a triple aspect. There is a bay fronted window to the front elevation, windows to the side aspect and French doors providing access to the rear garden. The room has lovely character with a wood burner.

Bedroom Four / Dining Room

To the right there is the dining room or as used by the present owners a fourth bedroom, again with bay window to the front elevation.

Kitchen / Breakfast Room

A generous kitchen / breakfast room measuring over 19ft in length and fitted to a high standard with wall and base units, work surfaces over, sink unit, tiled surrounds, integrated cooking appliances, dish washer, wood effect floor and windows to both the rear and side aspects. Door to the utility room.

Utility Room

Off the kitchen is a utility room with window to side as well as a door leading to rear garden, fitted units, sink, tiled surrounds, plumbing for washing machine and space for tumble drier. Tiled floor and door to a downstairs cloakroom / WC.

Downstairs Cloakroom / WC

With obscured window to side elevation, fitted WC and wash basin.

First Floor

Landing

A beautiful light landing with window to the front, leading to:

Bedroom One

A generous main bedroom with window to the front elevation with views across Shirehampton golf club and door to a dressing room.

Dressing Room

With space for wardrobes, window to the side and door into the en suite shower room.

En Suite Shower Room

Fitted to a high standard with walk in shower, wash basin, and WC.

Bedroom Two

A second double bedroom with window to the front elevation with views across Shirehampton golf club,

Bedroom Three

Window to the rear.

Bathroom

A well fitted modern family bathroom comprising bath with shower over, wash basin and concealed cistern WC, tiled surrounds and wood effect floor, window to the rear.

Outside

Front Garden

Outside, to the front there is a well proportioned garden laid mainly to lawn, mature shrubs, Magnolia tree, pathway to house and low level boundary wall.

Rear Garden

There is a wonderful enclosed rear garden of good size with secure gated access from the side of the property. The garden consists of patio and lawn areas, mature shrubs, borders and a outside tap.

Garage / Driveway Parking

To the side of the house there is off street driveway parking for a number of cars and access to a detached garage with power.



- Superb Detached Home
- Wonderful Gardens

- 3/4 Bedrooms
- Driveway Parking / Detached Garage

- Sought After BS9 Position
- Highly Recommended Viewing

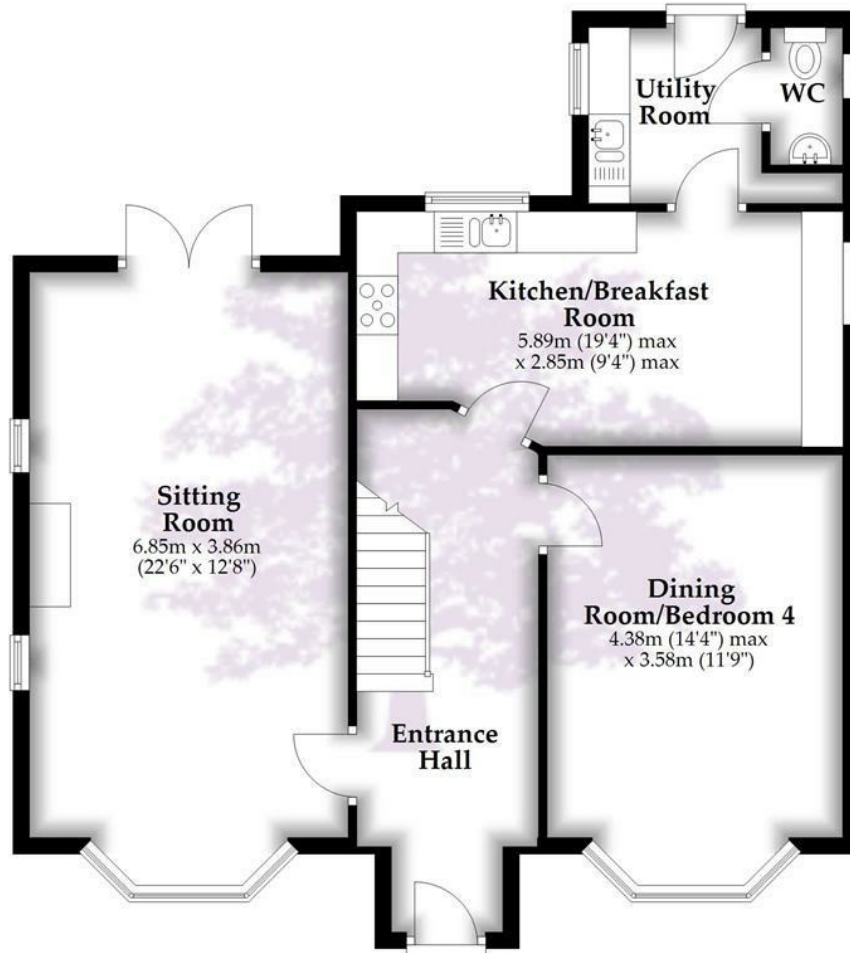




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Ground Floor



First Floor



Total area: approx. 152.8 sq. metres (1644.9 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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