

estate agents **auctioneers**

hollis
morgan



3A Dingle Road, Coombe Dingle, Bristol, BS9 2LN

£575,000

A superb three/four bedroom end of terrace property which has been recently developed and still under warranty. The property has been kept in pristine condition throughout and is not one to be missed.

- One owner since new
- NHBC Warranty
- Exceptional quality throughout
- Principal bedroom with En-suite
- Downstairs office space
- High energy rating (EPC - B)
- Bi-folding doors leading to south facing rear garden
- Opposite the River Trym
- Fantastic nearby walks including
- Driveway with space for two cars

The Property

An outstanding example of a bespoke new build property, showcasing the highest quality features and contemporary living throughout.

Upon entering the property, you are greeted by a spacious hallway. To the left is a convenient home office/study space, cleverly fitted with ample storage cupboards. Opposite, the first reception room offers an inviting informal living area. Moving through the property, a vast open-plan kitchen/dining room epitomises contemporary living, with large bi-folding doors flooding the space with natural light and leading to the rear garden. The kitchen features top-of-the-line appliances, including a fridge-freezer, dishwasher, wine coolers, oven, and an impressive six-ring gas hob. Adjacent to the kitchen, the dining area comfortably accommodates a table for up to six guests. Additional ground floor amenities include a utility cupboard with a washing machine and a downstairs WC.

Ascending to the first floor, the accommodation comprises four well-proportioned bedrooms. The principal bedroom is notably spacious, featuring a stylish en-suite bathroom. Furthermore, a beautifully tiled, three-piece family bathroom serves the remaining bedrooms.

Outside, the sunny south-facing rear garden has been beautifully landscaped with composite decking, a raised patio area for alfresco dining, and a lawned area with flower beds. Side access leads to the front driveway, which offers parking for two cars and includes an EV charger point.

Location

Coombe Dingle is located northwest of the city, beneath Kingsweston Down. Pitchcombe Gardens surrounds this area with its lush woodlands, the winding River Trym, and scenic pathways. Known for its tranquillity and beauty, Coombe Dingle is easily accessible via nearby main roads, ensuring quick connections to the city centre and the M5 and M4 motorways. The nearby village of Westbury-on-Trym offers fantastic health clubs, including David Lloyd, while surrounding golf courses and walking trails provide excellent leisure facilities.

Further Information

Tenure - Freehold
New build warranty - NHBC (5 years remaining)

Please Note

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.



hollis
morgan