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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
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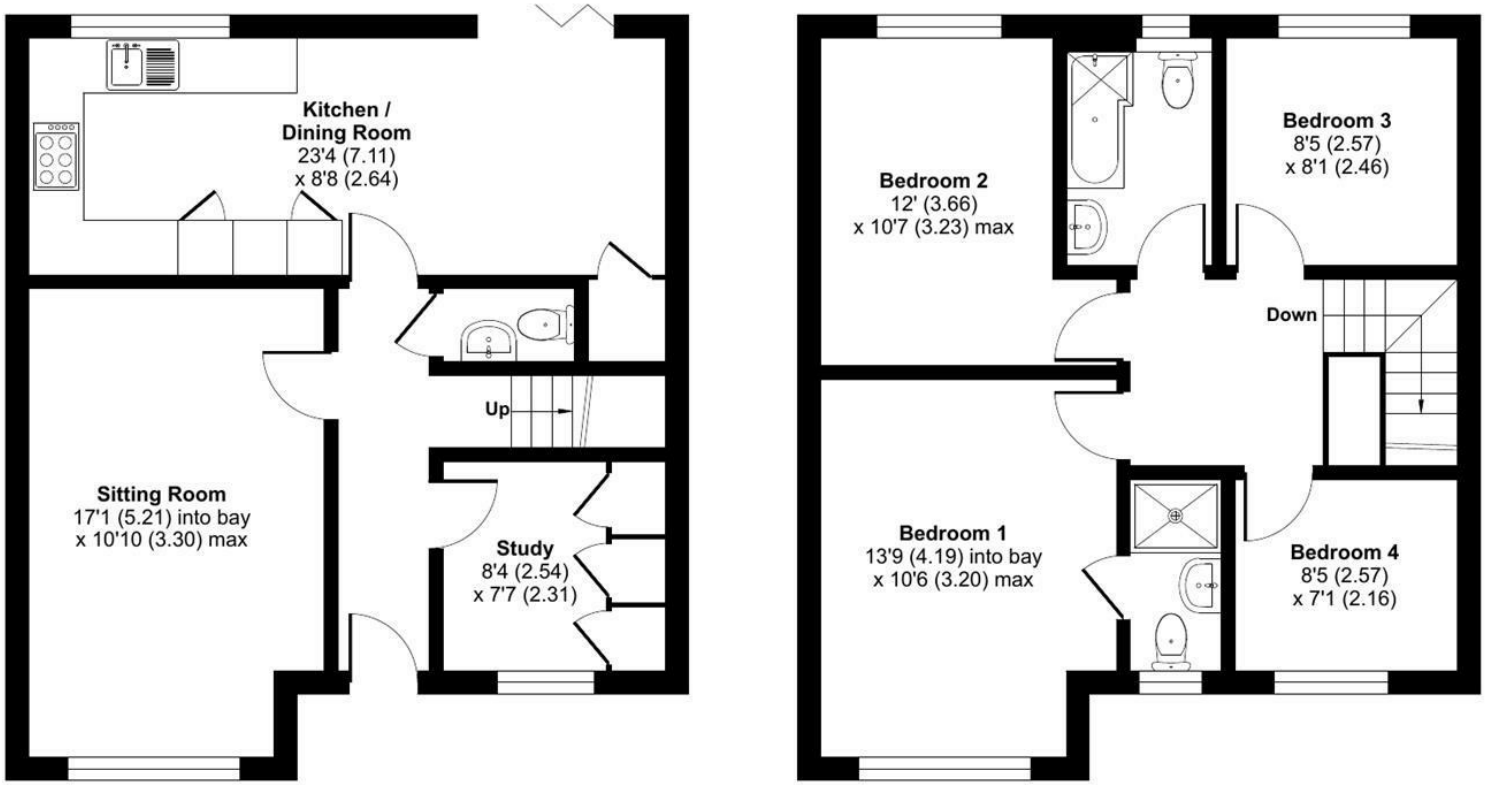
Dingle Road, Bristol, BS9

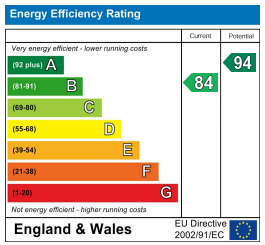
Approximate Area = 1138 sq ft / 105.7 sq m

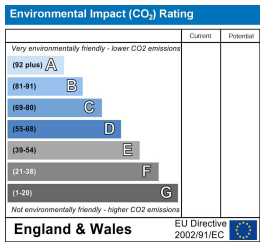
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hollis Morgan. REF: 1130127





TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

www.hollismorgan.co.uk | post@hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered no 7275716
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

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