



MAGGS  
& ALLEN

66 GROVE ROAD  
COOMBE DINGLE, BRISTOL, BS9 2RS  
Guide Price £950,000



An immaculate detached 4 double bedroom family home on the sought after Grove Road in Coombe Dingle being offered with no onward chain. This newly renovated home has gone under extensive works to create the perfect home for a family looking for a high finish and modern property. The property comprises of 2 reception rooms, a high spec kitchen/diner, downstairs shower room, 4 double bedrooms, 2 with en-suites and a family bathroom.

The driveway offers space for 3 cars, upon entering the newly finished home there is a spacious entrance hall which has been laid to engineered oak flooring throughout and a bespoke oak staircase. You can find a light and airy living room with dual aspect views out to the garden and bi-fold doors. To the south side of the property there is a newly fitted navy kitchen with quartz worktops including a Rangemaster cooker, integrated dishwasher and space for a freestanding fridge/freezer. The kitchen/diner has been laid with tiles, also with dual aspect views over the garden with bi-folding doors. To the rear of the ground floor there is a study or sizable bedroom if needed and finally a modern tiled shower room.

Upstairs the landing has been carpeted and a large window to the front lightens up the entire floor whilst offering far reaching views towards Leigh Woods. There are 2 double bedrooms with stylish en-suites, a spacious family bathroom and two further double bedrooms.

The detached home includes a wrap-around garden which has been laid to lawn, patio and planted trees and shrubs.

## Local Schools

Oasis Academy Bank Leaze approx. 1.1km

Our Lady of the Rosary Catholic Primary School approx. 1.2km

St Bede's Catholic School approx. 1.2km

## Location

The property is situated on the much sought after Grove Road amongst very substantial properties and nestled on the edge of the Blaise Castle Estate. There are local shops nearby on Westbury Lane, Shirehampton Road and Westbury Village. Bus services and a local railway station are within easy reach with the city centre less than a three miles distance. The A4 provides good access to Bristol's commercial centre as well as the M4 and M5 motorway networks.

## Directions

From the Maggs & Allen office on Northumbria Drive, turn right onto North View. At White Tree roundabout, take the second exit onto Parrys Lane. Turn right onto Coombe Lane then left onto Dingle Road. Turn right onto Westbury Lane and right right onto Grove Avenue. Finally take a left onto Grove Road.



**Grove Road, Coombe Dingle, Bristol, BS92RS**

Approx. Area 1796.30 Sq.Ft - 166.90 Sq.M



First Floor



Ground Floor

For illustrative purposes only. Not to scale.

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.  
Floor plan produced by Energy Plus.

- An Immaculate Detached Property
- Four Bedrooms
- High Spec Kitchen/Diner
- Off-Street Parking
- Four bathrooms
- Low-maintenance garden
- No Onward Chain

**Guide Price:** £950,000

**Tenure:** Freehold

**Council Tax Band:** TBC

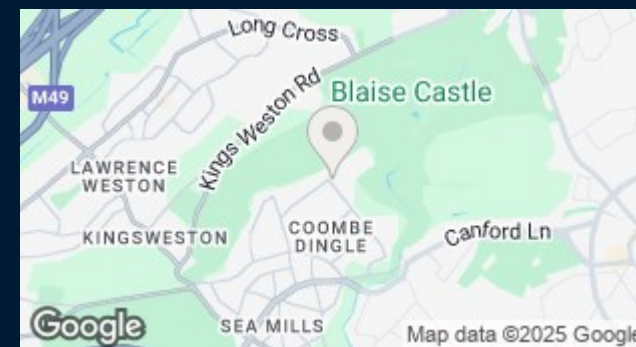
**EPC Rating:** B

**Local Authority:** Bristol City Council

**Viewing:** By appointment only.

**Contact Us:** 0117 949 9000

**Important Notice:** This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.







60 Northumbria Drive, Henleaze, Bristol, BS9 4HW  
 0117 949 9000  
[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk) | [agency@maggsandallen.co.uk](mailto:agency@maggsandallen.co.uk)



Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.