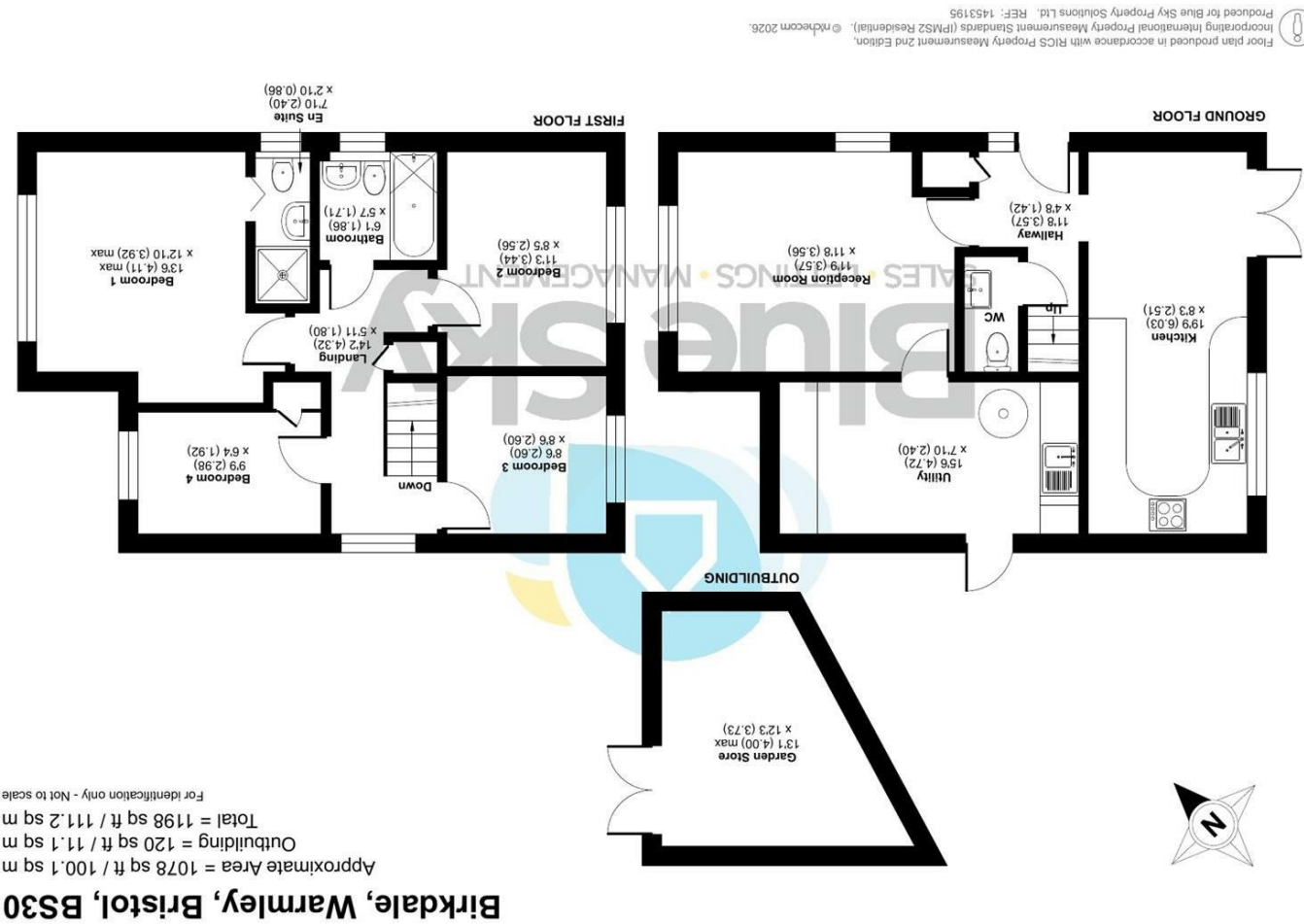




We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainage down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

The Important Bit

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Council Tax Band: D | Property Tenure: Freehold

STUNNING DETACHED 4 BEDROOM FAMILY HOME IN THE CHARMING AREA OF BIRKDALE, WARMLEY IN BRISTOL!! The home has been heavily modernised, showcasing contemporary finishes and thoughtful design elements that enhance its appeal. Spanning an impressive 1,078 square feet, the property boasts four spacious bedrooms, making it an ideal family home. The well-appointed layout includes a welcoming reception room that flows seamlessly into a utility / store area. The open plan fitted kitchen and dining area is complete with underfloor heating, ensuring warmth and comfort throughout the year. For those busier households, having a downstairs cloakroom, family bathroom & en-suite to bedroom 1 ensures convenience for family living. Step outside to discover a beautifully designed rear garden, perfect for outdoor entertaining or simply enjoying a quiet moment in nature. Additionally, a brick outbuilding with power offers versatile options, whether for storage, a workshop, or a creative space. Parking is a breeze with space for two vehicles, adding to the practicality of this delightful home. The excellent location further enhances its desirability, providing easy access to local amenities, schools and transport links. This property is a true gem, combining modern comforts with a lovely outdoor space, making it a must-see for anyone seeking a stylish and functional family home in Bristol.



Entrance Hallway

11'8" x 4'8" (3.56m x 1.42m)
Obscured double glazed door and window into property, storage cupboard, stairs to first floor landing, radiator, tiled flooring.

Cloakroom

W.C., wash hand basin with storage, radiator, extractor fan, tiled walls & flooring.

Lounge

11'9" x 11'8" (3.58m x 3.56m)
2x double glazed windows to front and side with fitted shutters, 2x radiators.

Kitchen / Diner

19'9" x 8'3" (6.02m x 2.51m)
Double glazed French doors with fitted blinds to rear, double glazed window with fitted shutters to rear, the kitchen consists of matching curved wall and base units, Corian worktops with matching splash backs, one and a half bowl sink with mixer taps and drainer, tiled flooring with under floor heating, radiator, air conditioning unit, the following appliances are integrated:- electric cooker with grill, induction hob with extractor hood above, full length fridge, full length freezer, dishwasher & wine cooler.

Utility / Store Area

15'6" x 7'10" (4.72m x 2.39m)
Obscured double glazed door to side, matching base units with worktop above, sink with mixer taps & drainer, wood effect flooring, radiator, condensing gas boiler, water cylinder, water softener unit under sink, work bench to store area, space for the following appliances:- washing machine and tumble drier.

Landing

14'2" x 5'11" (4.32m x 1.80m)
Stairs to ground floor with glass balustrade, double glazed window with fitted shutters to side, 2x storage cupboards, loft access.

Bedroom 1

13'6" max x 12'10" max (4.11m max x 3.91m max)
Double glazed window with fitted shutters to rear, radiator, air conditioning unit.

En-Suite to Bedroom 1

7'10" x 2'10" (2.39m x 0.86m)
Obscured double glazed window with fitted blind to side, walk in shower cubicle, vanity sink unit, W.C., radiator, designer tiled walls & flooring, extractor fan.

Bedroom 2

11'3" x 8'5" (3.43m x 2.57m)
Double glazed window with fitted shutters to rear, radiator.

Bedroom 3

8'6" x 8'6" (2.59m x 2.59m)
Double glazed window to rear with fitted shutters, radiator.

Bedroom 4

9'9" x 6'4" (2.97m x 1.93m)
Double glazed window to front with fitted shutters, radiator.

Bathroom

6'1" x 5'7" (1.85m x 1.70m)
Obscured double glazed window to side with fitted blind, bath with shower over, vanity unit, W.C., tiled walls & flooring, radiator, extractor fan.

Front / Driveway

Driveway parking for two vehicles gravel areas, path to front door, outside lighting, dual gated side access to rear.

Rear Garden

Mostly laid to lawn with patio and composite decking, flower borders, walls & fencing enclosing, outside power, lighting & water tap, dual gated side access to front, access to brick built outbuilding.

Outbuilding

13'1" max x 12'3" (3.99m max x 3.73m)
Obscured double glazed doors to outbuilding, power, lighting & electric heaters.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		83
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

