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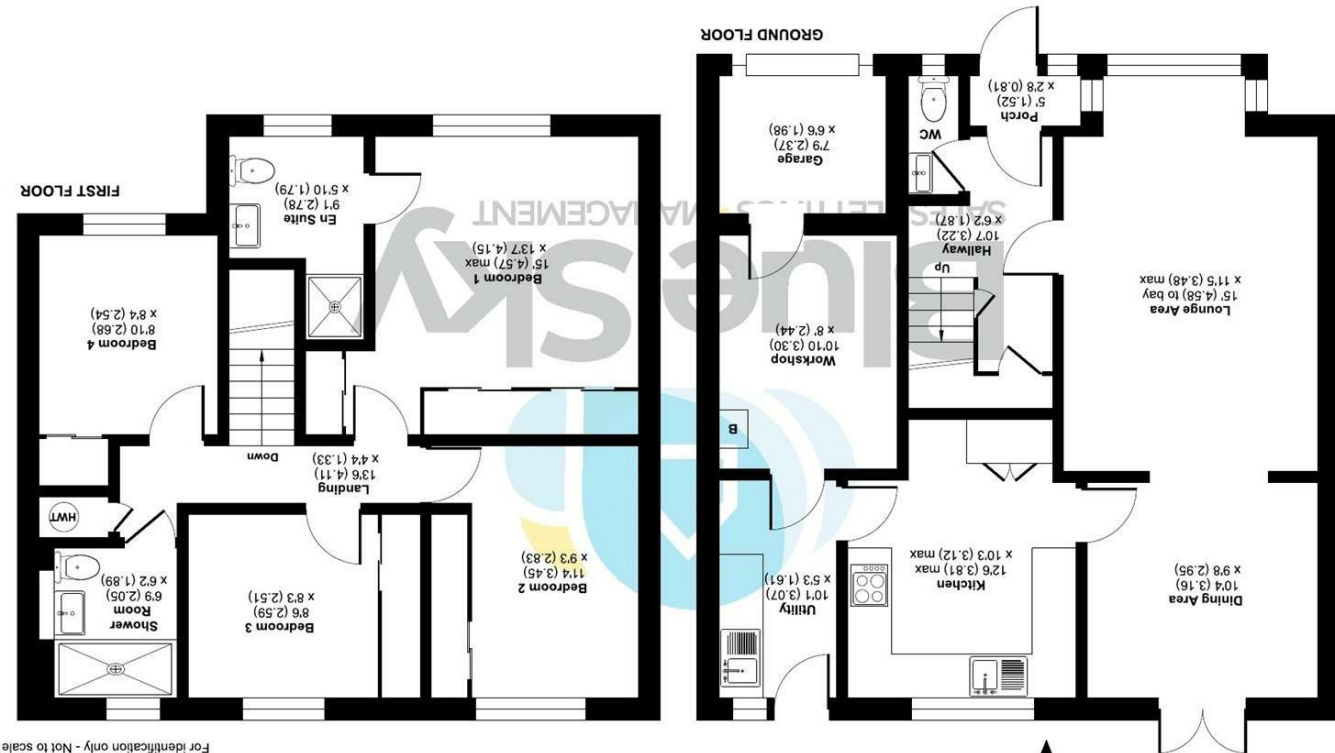
The Important Bit

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. 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.

Roy King Gardens, Bristol, BS30

Approximate Area = 1320 sq ft / 122.6 sq m
 Garage = 46 sq ft / 4.2 sq m
 Total = 1366 sq ft / 126.8 sq m

For identification only - Not to scale





Council Tax Band: E | Property Tenure: Freehold

WOW! Welcome home! Fantastic four bedroom family home set within an enviable position! Generous parking and a glorious garden! This fabulous four bedroom home sits with an enviable cul-de-sac position and boasts generous off street parking and a workshop plus storage space. On entering this property, you are sure to be impressed by the homely feel and the flow, providing plenty of space and versatility for family living. A delightful Lounge leads on to a dining area. Bright and airy accommodation throughout this charming home all add to this property's appeal. A well appointed Kitchen is perfect for preparing those family meals and has well thought out storage units. A separate utility, configured garage currently utilised as a workshop plus separate store, gives versatile living. With an en-suite to the principal bedroom, a family bathroom as well as a cloak room, this property has convenience and space for those busy families. An attractive garden creates an enjoyable outdoor space in which to relax or to entertain. Plentiful parking and excellent access to local retail and leisure parks, as well as cycle paths, schools and green spaces make this home the ideal choice!



Porch
5' x 2'8 (1.52m x 0.81m)
Double glazed to front, double glazed window to front and side, courtesy light, double glazed door to hallway.

Hallway
10'7 x 6'2 (3.23m x 1.88m)
Stairs rising to first floor, door to lounge area and to cloak room, storage cupboard, under stairs storage drawer, radiator.

Cloak Room
Obscured double glazed window to front, fully tiled walls, W.C., wall mounted wash hand basin, radiator.

Lounge Area
15' into bay x 11'5 max (4.57m into bay x 3.48m max)
Double glazed box bay window to front, open to dining area, TV point, two radiators.

Dining Area
10'4 x 9'8 (3.15m x 2.95m)
Double glazed French doors to rear, open from lounge, door to kitchen, radiator.

Kitchen
12'6 max x 10'3 max (3.81m max x 3.12m max)
Double glazed window to rear, a range of wall and base units with work tops over, stainless steel sink and drainer, tiled splash backs, gas hob, electric oven and grill, extractor hood, space for fridge / freezer, door from dining area, door to utility, radiator.

Utility
10'1 x 5'3 (3.07m x 1.60m)
Double glazed door to rear, double glazed window to rear, wall and base units with work tops over, stainless steel sink and drainer, tiled splash backs, space and plumbing for washing machine, space for tumble dryer, space for fridge / freezer, door to configured Garage, radiator.

First Floor Landing
Doors to all rooms, loft access, dado rail, cupboard housing immersion tank and solar panel controls.

Bedroom One
15' max x 13'7 (4.57m max x 4.14m)
Double glazed window to front, fitted double wardrobes x 2, door to en-suite, radiator.

En-Suite
9'1 x 5'10 (2.77m x 1.78m)
Obscured double glazed window to front, fully tiled walls, shower cubicle, pedestal wash hand basin, shaver point, W.C., heated towel rail.

Bedroom Two
11'4 x 9'3 (3.45m x 2.82m)
Double glazed window to rear, built-in double wardrobe, radiator.

Bedroom Three
8'6 x 8'3 (2.59m x 2.51m)
Double glazed window to front, built-in double wardrobe, TV point, radiator.

Bedroom Four
8'10" x 8'4" (2.69m x 2.54m)
Double glazed window to rear, built-in double wardrobe, radiator.

Shower Room
6'9 x 6'2 (2.06m x 1.88m)
Double glazed obscured window to rear, fully tiled walls, double shower cubicle, W.C, pedestal wash hand basin, ladder style heated towel rail.

Rear Garden
Fully enclosed by way of boundary wall and fencing, mainly laid to lawn, patio, shrub borders and trees, Greenhouse, storage shed, outside tap, electric sockets, gated side access.

Front Garden
Driveway providing parking for 3 vehicles, gated rear access.

Garage
10'10 x 8' (3.30m x 2.44m)
The Garage has separated by stud wall and a door to currently create storage to the front with electric door, the further area is currently utilised as a workshop and houses a wall mounted boiler, fuse box plus solar panel control box and has access from the utility.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

