126 Ellan Hay Road,
Bristol, BS32 0HB

Goodman & Lilley

A well presented and recently renovated two bedroom home in the popular and desirable location of Bradley Stoke, with two off street parking places, and great transport links.

Location
Nestled in a sought after cul-de-sac location in the highly desirable Bradley Stoke area, this beautifully presented home offers the perfect blend of convenience and tranquility. Just moments from major employers and a wealth of local amenities, it boasts exceptional transport links to the city centre, surrounding areas, and the motorway network, ideal for commuters and families alike.

Accommodation
Discover a thoughtfully designed layout, complimented by recent renovations and modern finishes. Please see the floorplan for room measurements and an overview of this exceptional property.

Ground Floor

Entrance Hall
Step into a warm and inviting entrance hall, seamlessly connecting to the kitchen, lounge, and a convenient downstairs WC. A spacious storage cupboard adds practicality to this stylish space.

Kitchen
A contemporary well-equipped kitchen that's as functional as it is fashionable! Featuring on-trend base units, sleek work surfaces, Belfast sink unit, integrated cooking appliances, and space for a fridge/freezer. A double glazed window frames views of the front garden and parking area, flooding the room with natural light.

Downstairs WC
A generously sized downstairs WC with toilet, sink unit and radiator, perfect for guests ad everyday convenience.

Lounge
Spacious, stylish, and bathed in natural light, this neutral toned lounge features elegant, hardwearing tiled flooring and double glazed French doors opening on to a private rear garden. Stairs leading to the first floor, making this the heart of the home.

First Floor

Landing
A bright landing with access to both bedrooms, the family bathroom, and a loft hatch access- ideal for additional storage.

Master Bedroom
A generous master bedroom with built-in wardrobe storage, a chic panelled feature wall, and double glazed windows overlooking the serene back garden - a true retreat.

Bedroom Two
A well proportioned second bedroom with double glazing and built-in wardrobe storage, offering versatility for a nursery, office, or guest room.

Bathroom
Fully equipped, stylish family bathroom featuring a W/C, washbasin and a jacuzzi bath with an overhead shower, and additional inbuilt storage shelves. An obscured double-glazed window ensures privacy whilst maintaining light.

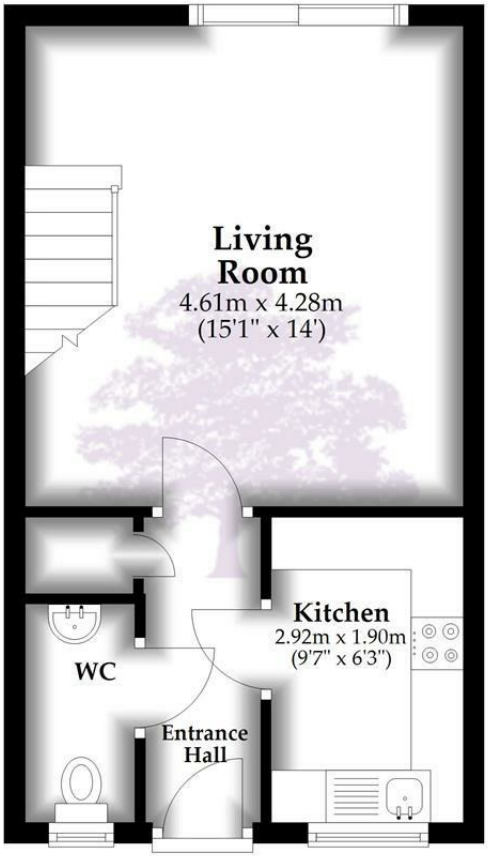
Outside

Rear Garden
A recently landscaped masterpiece! This stylish private garden features a spacious patio perfect for alfresco dining and a raised lawn for easy maintenance. A rear access gate adds convenience.

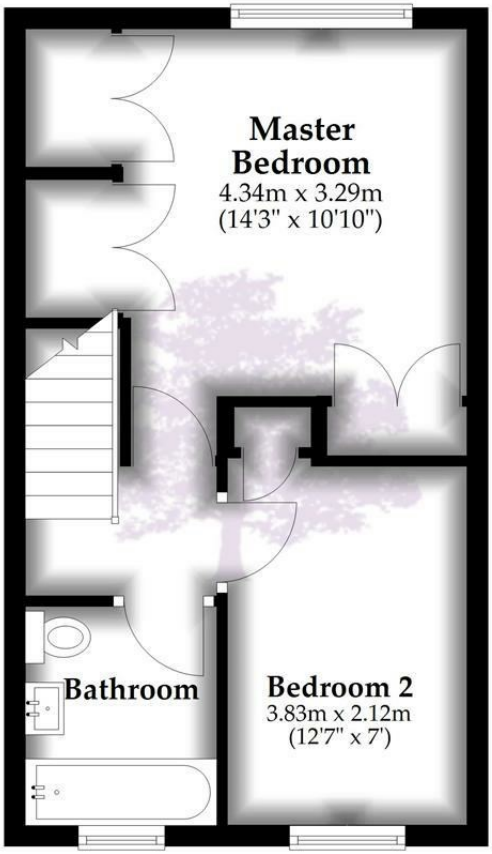
- Immaculately Presented Two-Bedroom Home - Move In Ready With Modrn Upgrades
- Excellant Local Schools & Transport Links - Ideal For Families And Professionals
- Recently Rewired, New Boiler, And New Loft Insulation - Energy Efficient And Future Proofed!
- Off-Street parking For Two Cars- Rare And Highly Sought-After!
- Stylish Private Rear Garden - Perfect For Relaxation Or Entertaining
- Perfect For First-Time Buyers Or Investment Rental - A Fantastic Opportunity Not to Be Missed!

Guide Price £285,000

Ground Floor



First Floor



Total area: approx. 55.8 sq. metres (600.6 sq. feet)

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.
Plan produced using PlanUp.

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