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Total = 1488 sq ft / 138.2 sq m

Garage = 376 sq ft / 34.9 sq m

Approximate Area = 1112 sq ft / 103.3 sq m

Niddrie Hill, Bristol, BS3

Double Garage  
19.603 (5.79)  
x 19 (5.79)

Sitting Room  
182.554 (372)  
x 122 (372)

Dining Room /  
Kitchen  
182.554 (372)  
x 94 (2.84)

Conservatory  
97.293 (213)  
x 7 (2.93)

Hall  
139.418 (322)  
x 6 (1.82)

Up  
139.418 (322)  
x 6 (1.82)

WC

Entrance  
Up

Bathroom 1  
103 (3.12)  
x 7 (1.3)

Bathroom  
103 (3.12)  
x 5.5 (1.81)

Bedroom 1  
121.369 (3.69)  
x 7 (1.3)

Bedroom 2  
104 (3.15)  
x 9.2 (2.80)

Bedroom 3  
93 (2.81)  
x 7.9 (2.36)

Bedroom 4  
92 (2.35)  
x 7.9 (2.36)

Landing  
101.322 (3.22)  
x 8.10 (2.70)

FIRST FLOOR

GROUND FLOOR

Blue Sky Property Management

For producing in accordance with RICS Property Measurement Standards (PMS2 Residential), © nidecom 2026.

Produced for Blue Sky Property Solutions Ltd, REF: 1405277

For further information, please contact Blue Sky Property Solutions Ltd, 1405277.



**2 Nibletts Hill, Bristol, BS5 8BH**

**£499,950**



Council Tax Band: D | Property Tenure: Freehold

WOW WOW WOW!! Nestled in the charming area of Niblets Hill, St George, Bristol, this delightful detached house offers a perfect blend of comfort and convenience. With four spacious bedrooms, this home is ideal for families seeking room to grow. The property features a welcoming entrance hall, reception room with wood burner, well-appointed kitchen/diner, downstairs cloakroom and a bright conservatory adds to the living space, providing a lovely spot to relax and enjoy the garden views. The property boasts a generous garden, which presents an exciting opportunity for potential development, subject to planning permission. For those with multiple vehicles, the ample parking along with a double garage that can also serve as a workshop, is a significant advantage. Situated close to local amenities and picturesque river walks, this home offers both tranquillity and accessibility. Whether you are looking to enjoy the natural beauty of the area or take advantage of nearby shops and great access to the city, this location has it all. This spacious four-bedroom home is a rare find and is sure to appeal to those seeking a comfortable lifestyle in a vibrant community. Don't miss the chance to make this wonderful property your own.



#### Entrance Hall

13'9" x 6'0" (4.19m x 1.83m)  
Double glazed window to front, double glazed door to front, stairs to first floor landing, wood effect flooring, two pull out under stairs storage cupboards.

#### Cloakroom

Double glazed window to rear, radiator, tiled flooring, spotlights, W.C, wash hand basin, gas combi boiler.

#### Lounge

18'2" x 12'2" (5.54m x 3.71m)  
Double glazed window to front, radiator, wall panelling, double glazed patio doors to rear, open fire with inset wood burner, wood effect flooring.

#### Kitchen/Diner

18'4" x 9'4" (5.59m x 2.84m)  
Double glazed windows to front, side and rear, wall and base units, worktops, tiled splash backs, one and a half bowl sink and drainer, gas range cooker, cooker hood, space for fridge/freezer, space for washing machine, space for dishwasher, double glazed door to conservatory, radiator, spotlights, extendable worktop via drawer, plinth lighting (not currently connected).

#### Conservatory

9'7" x 7'0" (2.92m x 2.13m)  
Double glazed door to front garden, radiator, tiled flooring, double glazed windows to front, rear and side.

#### First Floor Landing

10'1" x 8'10" (3.33m x 2.69m)  
Double glazed window to rear, radiator, loft access (with drop down ladder, light and part boarded), air vent (mains powered).

#### Bedroom One

12'1" x 10'3" (3.68m x 3.12m)  
Double glazed window to front, radiator, built-in desk, fuse board under desk, fitted wardrobes with sliding doors, wall panelling.

#### Bedroom Two

10'4" x 9'2" (3.15m x 2.79m)  
Double glazed window to front, radiator.

#### Bedroom Three

9'3" x 7'9" (2.82m x 2.36m)  
Double glazed window to rear, radiator.

#### Bedroom Four

9'2" x 7'9" (2.79m x 2.36m)  
Double glazed window to rear, radiator.

#### Bathroom

7'0" x 5'11" (2.13m x 1.80m)  
Double glazed window to front, spotlights, W.C, wash hand basin, tiled flooring, extractor fan, enclosed bath with shower, shower screen, wall mounted mirror, heated towel rail, tiled walls.

#### Front Garden

Gated side access to front door, gated side access to rear garden, bin store, lawn, trees, shrubs, gated steps to side driveway.

#### Rear/Side Garden

Outside lighting, outside store, patio area to side and rear, trees to rear of side garden, lawn area to side garden, outside tap, tiered garden to rear and raised area to side.

#### Driveway

Gated driveway to front for one car, double gates to further driveway parking for several cars.

#### Workshop/Double Garage

19'9" x 19'0" (6.02m x 5.79m)  
Two sets of double doors to front, two double glazed windows, power and light, fuse board.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C	65	
(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	

