

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 approximate their security. All measurements given are guranteed, are not part of an offer of contract, and we can't guarantee details and any pricing given. Items shown in the room layout and design. Items shown in the general approach and our floorplans are provided as a general approximation of the property. All measurements given are guranteed, however they may be available by separate negotiation. We haven't tested any of the fixtures or 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 their working order and checks to satisfy yourself as to their condition, or make a formal offer, you need to come through on negotiations. Expresses an interest in this property if you wish to extend your purchase will be asked to provide a formal offer or their ability to fund the purchase and intend to complete with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

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Get in touch to arrange a viewing!

## Like what you see?

The logo for Blue Sky Sales & Logistics Management. It features the word "blue" in a lowercase, sans-serif font above the word "sky" in a larger, bold, sans-serif font. To the right of "sky", the words "SALES • LOGISTICS • MANAGEMENT" are stacked vertically in a smaller, all-caps sans-serif font. Below the text is a stylized graphic element consisting of three overlapping semi-circles in light blue, medium blue, and yellow, with a white shield-like shape in the center.



**Rose Cottage, 1B Millers Drive, North Common, Bristol, BS30 8XX**

**Offers In Excess Of £500,000**



Council Tax Band: D | Property Tenure: Freehold

LOVE WHERE YOU LIVE!! AND WE THINK YOU WILL CERTAINLY FALL IN LOVE WITH IMPRESSIVE HOME!! Nestled on Millers Drive in the ever popular area of North Common, is this charming period detached cottage offering a delightful blend of character and modern living. Set back from the road, the property enjoys a sense of privacy while still being conveniently located near the local schools and amenities. The well presented accommodation comprises: kitchen/diner, utility room, cloakroom, study, lounge and an additional reception room to the ground floor. The first floor boasts three good size bedrooms (bedroom one offering an en-suite) and the main bathroom. The spacious layout of the cottage is complemented by a good-sized garden and outbuilding, perfect for outdoor activities or simply enjoying the fresh air. Additionally, the property boasts parking and garage located close to the property. For those who enjoy an active lifestyle, the Bristol to Bath cycle track is just a stone's throw away, offering a scenic route for cycling enthusiasts. This beautiful detached cottage is an ideal choice for families or anyone seeking a peaceful retreat. Don't miss the opportunity to make this lovely home your own.



#### Front Access

Accessed by foot via shared pathway, side gate to rear garden, outside tap, door to kitchen/diner.

#### Kitchen/Diner

23'8" x 10'10" (7.21m x 3.30m)

Two double glazed windows, double glazed door, two feature radiators, wall and base units with worktops over, skylight, splash backs, Belfast style sink, cooker hood, gas range cooker, feature island with storage/breakfast bar, integral fridge/freezer, integral dishwasher, feature beams.

#### Utility Room

14'2" x 4'5" (4.32m x 1.35m)

Double glazed window, tiled flooring, spotlights, extractor fan, radiator, wall and base units with worktop over, space for tumble dryer, space for washing machine, Belfast style sink.

#### Cloakroom

4'4" x 3'3" (1.32m x 0.99m)

Double glazed window, W.C, wash hand basin, part tiled walls.

#### Inner Hall

Leading to study and lounge.

#### Study

9'4" x 7'1" (2.84m x 2.16m)

Double glazed window, radiator, shelf.

#### Lounge

12'8" x 13'1" (3.86m x 3.99m)

Double glazed door to rear garden, double glazed window to garden, feature radiator, wall unit housing fuse board, feature inset wood burner with hearth and wood mantle, built in shelves and storage, storage cupboard with light.

#### Second Reception Room

12'2" x 7'11" (3.71m x 2.41m)

Double glazed window to garden, radiator, picture rail.

#### First Floor Landing

Doors to all first floor rooms. L shape.

#### Bedroom One

12'4" x 13'1" (3.76m x 3.99m)

Double glazed window, storage cupboard, built in wardrobes (one housing gas combi boiler), door to en-suite.

#### En-Suite

6'6" x 5'7" (1.98m x 1.70m)

W.C, wash hand basin with vanity, extractor fan, walk in shower, tiled flooring, heated towel rail, part tiled walls, skylight, spotlights.

#### Bedroom Two

13'7" x 10'1" (4.14m x 3.07m)

Double glazed window, radiator.

#### Bedroom Three

12'3" x 8'2" (3.73m x 2.49m)

Two double glazed windows, radiator, loft access (part boarded).

#### Bathroom

9'8" x 7'9" (2.95m x 2.36m)

Skylight window, W.C, wash hand basin with vanity, spotlights, heated towel rail, roll top bath with shower head attachment, extractor fan.

#### Rear Garden

Enclosed rear garden, side gate, shed, bin store, outside power, hedges, patio, wood store, lawn area, sunken trampoline.

#### Garden Office/Work Space

Of brick construction, tiled flooring, double glazed bi fold door, power and light.

#### Garage

Accessed via Lees Lane, located in a block, last garage in the block on the left, closest to the footpath to access the front door. Green up and over door.

#### Parking

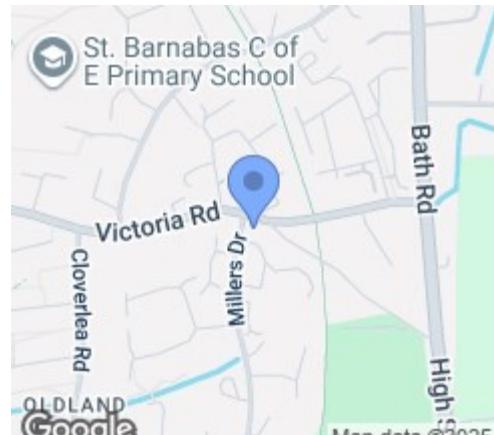
Parking to front of garage.

#### Agent Note

We bring to your attention that Rose Cottage, 1B Millers Drive, North Common, Bristol, BS30 8XX, is owned by an employee at Blue Sky Property Solutions Ltd.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



The Property  
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