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Get in touch to arrange a viewing!

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📍 28 Ellacombe Road, Bristol, BS30 9BA

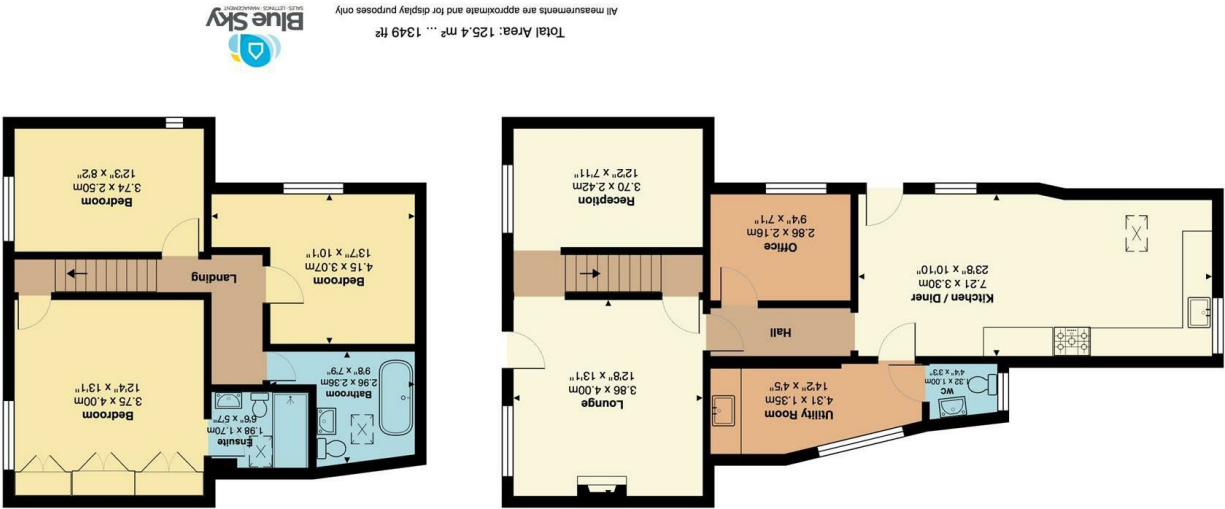
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of the crowd.

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, 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/draind 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.





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 tap 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		83
(81-91) B		
(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		

