



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/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.

The Important Bit!

Don't forget to register and stay ahead of the crowd.

www.bluesky-property.co.uk

See all of our amazing properties and get lots of help at!

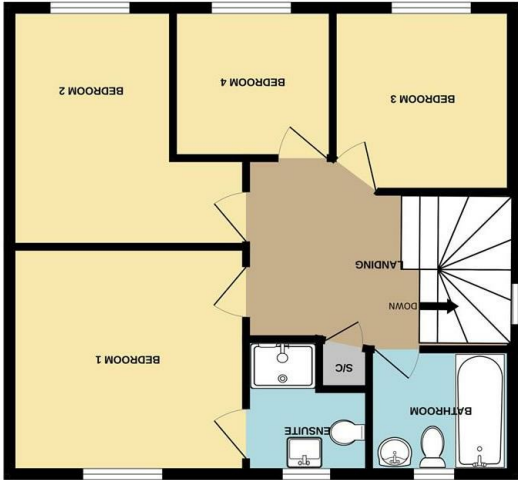
28 Ellacombe Road, Bristol, BS30 9BA

info@bluesky-property.co.uk

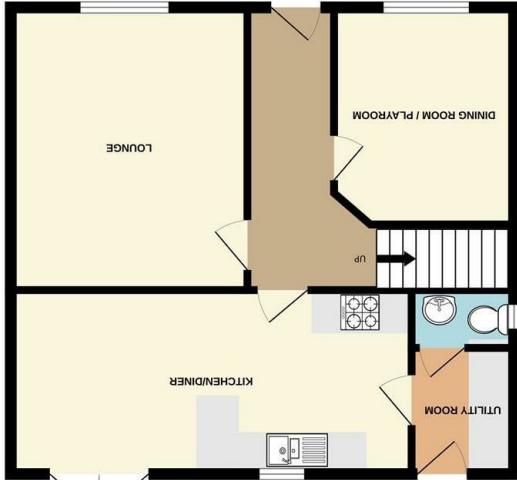
t: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



1ST FLOOR



GROUND FLOOR

Made with Miropro ©2024



Council Tax Band: E | Property Tenure: Freehold

SIMPLY STUNNING!! Built in 2018 and located within the popular development of Lyde Green you will find this beautifully presented four bedroom detached family home. Offering spacious and modern living throughout you will sure to be impressed as soon as you walk through the door! The current owner has maintained and improved this property, ready to move in! Location is ideal, the property is close to local amenities within the Lyde Green/Emerson Green area, ring road connections and David Lloyd gym. The accommodation comprises: entrance hall, dining room/play room, lounge, kitchen/diner, utility room and cloakroom to the ground floor. The first floor offers four good size bedrooms, en-suite to bedroom one and the main bathroom. Externally you have a front garden, single garage, driveway parking for two cars and rear garden. This home must be viewed to appreciate all that is on offer! Don't miss out on this fantastic home!



Entrance Hall
14'0" max x 8'2" max (4.27m max x 2.49m max)
L shaped hallway with double glazed door to front, radiator and stairs to first floor landing.

Lounge
13'3" x 10'9" (4.04m x 3.28m)
Double glazed window to front, radiator.

Dining Room/Playroom
9'9" x 10'10" (2.97m x 3.30m)
Double glazed window to front, radiator.

Kitchen/Diner
10'4" max x 20'3" (3.15m max x 6.17m)
Double glazed French doors to rear, double glazed window to rear, radiator, wall and base units, worktops, splashbacks 1 1/2 bowl sink drainer, gas hob, electric oven, cooker hood, integral dishwasher, space for fridge/freezer.

Utility Room
7'0" x 5'2" (2.13m x 1.57m)
Double glazed door to rear, radiator, wall mounted gas combi boiler, base unit, worktop, fuse board, extractor fan and space for washing machine.

Cloakroom
2'10" x 5'2" (0.86m x 1.57m)
Double glazed window to side, WC, wash hand basin, splashback and radiator.

First Floor Landing
6'5" max x 14'6" max (1.96m max x 4.42m max)
Loft access (ladder and part boarded), storage cupboard, double glazed window to side.

Bedroom One
11'6" x 11'0" (3.51m x 3.35m)
Double glazed window to rear, radiator, door to en-suite.

En-Suite
6'6" (into cubicle) x 6'1" (1.98m (into cubicle) x 1.85m)
Double glazed window to rear, radiator, WC, wash hand basin, extractor fan, shower cubicle, part tiled walls.

Bedroom Two
11'5" max x 11'2" n/t 8'3" (3.48m max x 3.40m n/t 2.51m)
Double glazed window to front, radiator.

Bedroom Three
9'10" max x 9'5" max (3.00m max x 2.87m max)
Double glazed window to front, radiator.

Bedroom Four
8'4" x 7'6" (2.54m x 2.29m)
Double glazed window to front, radiator.

Bathroom
6'5" x 8'0" (1.96m x 2.44m)
Double glazed window to rear, WC, wash hand basin, radiator, enclosed bath with shower head off taps, shower screen, extractor fan and part tiled walls.

Front Garden
Grass area, path to front door, tree, plants and shrubs to side.

Rear Garden
Gated side access, patio, door to garage, outside tap, astro turf, two rear patios.

Garage & Driveway
Double glazed door to side, up and over door to front, power and light. Driveway parking for two cars.

Agents Note
The vendor has advised there is a site charge of £182.04 per year.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(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	

