

SALES • LETTINGS • MANAGEMENT

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Get in touch to arrange a viewing!

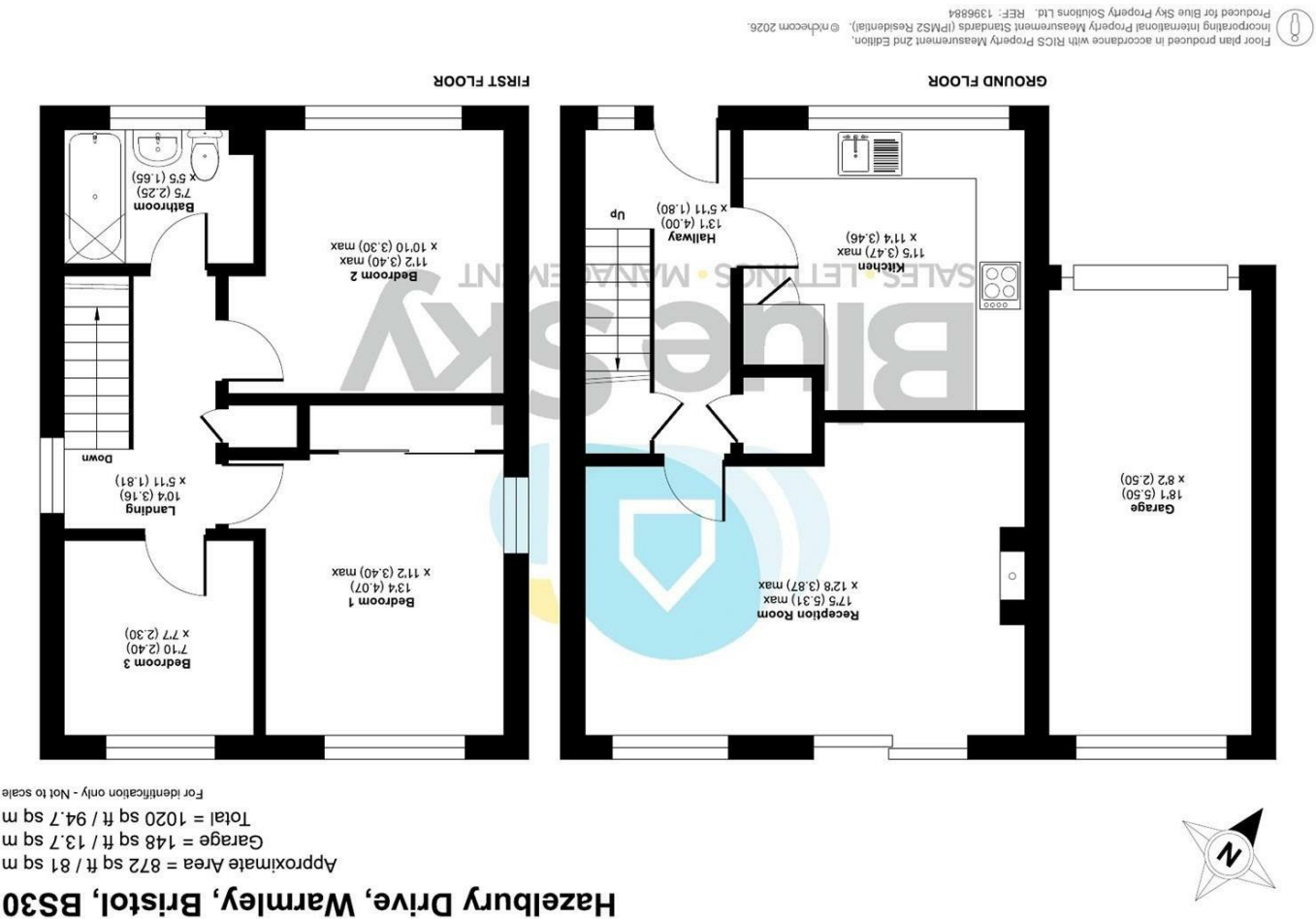
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**The Important Bit!**

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/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.





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10 Hazelbury Drive, Warmley, Bristol, BS30 8UF

Guide Price £350,000





Council Tax Band: D | Property Tenure: Freehold

WOW!! FANTASTIC FAMILY HOME WITH GENEROUS GARDENS!! This fabulous three bedroom link detached home is prime for those with families who are looking for that something special. With it's great location with excellent proximity to local schools, retail and leisure amenities as well as transport links, this home is a must see opportunity! Well presented and set within an impressive plot, this home really does have it all. An attractive kitchen/breakfast room is off set to an inviting hallway. A lovely lounge doesn't disappoint, providing the perfect place in which to relax or to entertain. To the first floor are three generous bedrooms and the family bathroom, with the principal bedroom benefiting from fitted wardrobes providing plenty of storage space. Parking is not a problem with there being a driveway with gated access that leads to a garage. There are green spaces around as well as the Bristol to Bath cycle path. We anticipate a high level of interest for this property and recommend arranging your earliest opportunity to view.



**Hallway**  
13'1" x 5'11" (3.99m x 1.80m)  
Double glazed leaded light feature panelled door to front with side obscured glazed side panel, Stairs rising to first floor, under stairs storage cupboard housing fuse box, further storage cupboard with slatted shelving ( currently housing tumble dryer), doors to rooms, covered radiator.

**Kitchen/Breakfast Room**  
11'5" x 11'4" (3.48m x 3.45m)  
Double glazed window to front aspect, smooth ceiling with recessed spotlights, fitted kitchen with a range of wall and base units with worktops over, one and a half bowl stainless sink and drainer with mixer tap, breakfast bar, space and plumbing for washing machine, part tiled walls, gas hob with extractor over and electric oven, integrated dishwasher, storage cupboard with shelving currently used as a pantry, radiator.

**Lounge**  
17'5" x 12'8" (5.31m x 3.86m)  
Double glazed patio door and full length window to rear aspect, wood effect flooring, timber and glazed door from hallway, feature fireplace incorporating electric fire, feature wall, T.V point, covered radiator.

**Landing**  
10'4" x 5'11" (3.15m x 1.80m)  
Double glazed window to side aspect, doors to rooms, cupboard housing gas combi boiler and slatted shelving.

**Bedroom 1**  
13'4" x 11'2" (4.06m x 3.40m)  
Double glazed window to side and rear aspect, wood effect flooring, fitted wardrobes, T.V point, connection point for a radiator.

**Bedroom 2**  
11'2" x 10'10" (3.40m x 3.30m)  
Double glazed window to front aspect, wood effect flooring, loft access, T.V point, radiator.

**Bedroom 3**  
Double glazed window to rear aspect, radiator.

**Bathroom**  
7'10" x 7'7" (2.39m x 2.31m)  
Double glazed obscured window to rear aspect, panelled bath with shower screen and shower over, fully tiled walls, W.C, pedestal wash hand basin with mixer tap, covered radiator.

**Front Garden**  
Fully enclosed by way of boundary fencing with double gated access with driveway leading to garage, laid to lawn with a decking area, an area laid to decorative slate, outside tap, ornate feature lamppost, paving to front door and side open access to rear garden.

**Rear Garden**  
Fully enclosed by way of boundary fencing and half wall with gated access, mainly laid to lawn with decking area, paving leading to front garden.

**Garage and Driveway**  
18'1" x 8'2" (5.51m x 2.49m)  
Garage has an up and over door, double glazed window, light and power. There is a driveway providing gated off street tandem parking, outside tap.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

