





SALES • LETTINGS • MANAGEMENT

Like what you see?

Get in touch to arrange a viewing!

 T: 0117 9328165  
 info@bluesky-property.co.uk  
 28 Ellacombe Road, Bristol, BS30 9BA

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

 www.bluesky-property.co.uk

Don't forget to register and stay ahead 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: F | Property Tenure: Freehold

You will certainly feel like a King or Queen living in this superb home on Castle Road! This exquisite four-bedroom detached family home offers a perfect blend of modern living and serene surroundings. Built in 2011, the property is part of an exclusive gated development, ensuring both privacy and security for its residents. Upon entering, you are greeted by two spacious reception rooms, ideal for both entertaining guests and enjoying family time. The heart of the home is the well-appointed kitchen/breakfast room, which boasts fully integrated appliances, making meal preparation a delight. Additionally, a convenient utility room enhances the functionality of the space. The property features four generously sized bedrooms, two of which benefit from en-suite bathrooms, providing a touch of luxury and convenience. A family bathroom and a cloakroom further enhance the practicality of this well-designed home. Outside, the low-maintenance rear garden and side garden offer a peaceful retreat, perfect for enjoying the outdoors without the burden of extensive upkeep. The property also includes a double garage and ample parking for up to four vehicles, catering to the needs of a busy family. With stunning views and a tranquil village atmosphere, this home is an ideal choice for those seeking a harmonious lifestyle in a desirable location. Don't miss the opportunity to make this beautiful property your own.

Porch

5'4" x 5'7" (1.63m x 1.70m)  
Obscure double glazed door into porch, 2x obscure double glazed windows, tiled flooring, under floor heating, exposed brickwork,

Hallway

9'11" max x 16'7" max (3.02m max x 5.05m max)  
Obscure double glazed door and window into hallway, stairs to first floor landing, storage cupboard housing boiler & fuse box, wood effect flooring, under floor heating, double glass doors into lounge,

Lounge

12'10" x 16'10" max (3.91m x 5.13m max)  
Double glazed windows to rear,

double glazed french doors to side, electric feature fireplace with entertainment wall, under floor heating,

Study / Dining Room

11'1" x 10'3" max (3.38m x 3.12m max)  
Double glazed window to front, built in storage cupboards, drawers and desk, under floor heating,

Cloakroom

3'6" x 7'6" (1.07m x 2.29m)  
Obscure double glazed window to side, W.C, wash hand basin, chrome heated towel rail, wood effect flooring, part tiled walls, under floor heating, extractor fan,

Kitchen

17'8" x 13'7" (5.38m x 4.14m)  
Double glazed window to front,

bi-folding double glazed doors to rear, the kitchen consists of matching wall and base units with worktops over, 2x inset sinks with Quooker tap, under lighting for worktops, ceiling spots and chandelier central light, island with storage and power, splash back, wood effect flooring, under floor heating, fully integrated appliances include:- NEFF double oven with warming drawers, BOSCH fridge and freezer (both full length), NEFF induction hob with FABER extractor hood above, CDA wine cooler and BOSCH dishwasher,

Utility Room

6'9" x 6'7" (2.06m x 2.01m)  
Double glazed window to rear, matching wall and base units with worktops over, integrated washing machine, wood effect flooring, under floor heating,

Landing

11'2" max x 17'0" max (3.40m max x 5.18m max)  
Double glazed window to front, stairs to ground floor, airing cupboard housing water tank, loft access, radiator,

Bedroom 1

16'10" x 13'8" (5.13m x 4.17m)  
2x double glazed windows to front and back, 3x built in wardrobes and drawers, 2x radiators,

Ensuite to Bedroom 1

6'7" x 5'0" (2.01m x 1.52m)  
Obscure double glazed window to rear, walk in shower cubicle, wash hand basin, W.C, chrome heated towel rail, tiled flooring, tiled walls, extractor fan, shaver point,

Bedroom 2

11'0" x 10'2" (3.35m x 3.10m)  
Double glazed window to front, radiator,

Ensuite to Bedroom 2

5'9" x 6'10" (1.75m x 2.08m)  
Obscure double glazed window to side, walk in shower cubicle, wash hand basin, W.C, chrome heated towel rail, shaver points, tiled flooring, tiled walls, extractor fan,

Bedroom 3

10'8" x 10'2" (3.25m x 3.10m)  
Double glazed window to rear, radiator,

Bedroom 4 / Walk In Wardrobe

10'8" max x 6'3" (3.25m max x 1.91m)  
Double glazed window to rear, radiator, built in wardrobes & vanity unit,

Bathroom

6'9" x 7'9" (2.06m x 2.36m)  
Velux double glazed window, corner bath, W.C, wash hand basin, chrome heated towel rail, extractor fan, tiled flooring, tiled walls, shaver point,

Front / Driveway

Shared private electric gates to property, brick paved & gravel driveway parking for 3 vehicles, EV car charger, 2x gated access to rear, 1x gated access to side garden, mostly laid to lawn with shrubs, pathway to front door, outside lighting,

Garage

16'6" x 15'1" (5.03m x 4.60m)  
Electric roller door, power & lighting,

Rear Garden

Low maintenance rear garden consisting of composite decking, patio & Astro turf, outside water tap & lighting, raised flower borders, shrubs & trees, 2x gates to front, pathway to side garden,

Side Garden

Mostly laid to lawn with shrubs & trees, fences enclosing, gated access to front,

