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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 in the 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/drainaged 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.



1ST FLOOR



GROUND FLOOR

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Council Tax Band: F | Property Tenure: Freehold

NO CHAIN!! Blue Sky welcomes you to this stunning substantial home located on Cleeves Court on Court Farm Road in the ever popular area of Longwell Green. Built in 2006 this wonderful home offers extremely well presented accommodation throughout, beautiful south facing rear garden and views from the upstairs rear windows. Located at the end of the private driveway, you certainly feel you are tucked away from the world, the local school is close by as well as local amenities in the area and road links to Keynsham and Bath. Ideal spot! Offered for sale with no onward chain this property is ready to move into! Approx 2220 sq ft of accommodation comprising: entrance hall, cloakroom, snug/playroom, lounge, kitchen/diner and utility to the ground floor. The first floor offers four double bedrooms, en-suites to bedroom one and two, walk in wardrobe to bedroom one and the main bathroom. Externally the property boasts driveway parking to front and rear garden with decking and lawn areas. This home must be viewed to appreciate all that is on offer!



**Entrance Hall**  
21'5" max x 8'0" nt 3'3" (6.53m max x 2.44m nt 0.99m)  
Double glazed door and window to front, spotlights, stairs to first floor landing, radiator, under stairs storage cupboard, Hive control for heating.

**Cloakroom**  
8'0" x 3'1" (2.44m x 0.94m)  
Double glazed window to front, W.C. feature wash hand basin, extractor fan, heated towel rail.

**Utility Room**  
8'0" x 12'1" (2.44m x 3.68m)  
Washing machine, tumble dryer, double glazed window to front, double glazed door to side, wall and base units with worktops over, radiator, stainless steel sink and drainer, fuse board, spotlights, tiled splash backs, unit housing gas combi boiler, unit housing hot water tank.

**Snug/Play Room**  
15'0" into bay x 13'2" (4.57m into bay x 4.01m)  
Double glazed box bay window to front, radiator.

**Lounge**  
19'0" x 21'9" (5.79m x 6.63m)  
Two radiators, spotlights, double glazed window to rear, double glazed patio door to rear, inset ceiling speakers.

**Kitchen/Diner**  
25'8" max x 15'0" n/t 12'6" (7.82m max x 4.57m n/t 3.81m)  
Double glazed window to side, double glazed patio doors to rear, spotlights, two radiators, wall and base units with granite worktops over, glass tiled splashbacks, under unit lighting, five ring Neff gas hob with cooker hood above, double Neff oven, American style fridge/freezer, feature island (with one and a half bowl sink and drainer, integral dishwasher, storage, breakfast bar).

**First Floor Landing**  
13'11" max x 14'7" max (4.24m max x 4.45m max)  
Double glazed window to front, loft access (boarded, power and light).

**Bedroom One**  
13'1" max x 15'1" max (3.99m max x 4.60m max)  
Double glazed window to front, radiator, spotlights, door to walk in wardrobe and en-suite.

**Walk in Wardrobe (Bedroom One)**  
5'10" x 5'8" (1.78m x 1.73m)  
Spotlights, hanging rail and drawers.

**En-Suite (Bedroom One)**  
9'4" x 5'10" (2.84m x 1.78m)  
Double glazed window to side, W.C. wash hand basin with vanity, heated towel rail, part tiled walls, spotlights, shower cubicle, extractor fan.

**Bedroom Two**  
13'5" n/t 9'11" x 14'11" n/t 5'4" (4.09m n/t 3.02m x 4.55m n/t 1.63m)  
Double glazed window to rear, radiator, L shape.

**En-Suite (Bedroom Two)**  
9'4" x 3'1" (2.84m x 0.94m)  
Double glazed window to side, W.C. wash hand basin with vanity, heated towel rail, spotlights, extractor fan, shower cubicle.

**Bedroom Three**  
12'6" x 13'2" (3.81m x 4.01m)  
Double glazed window to front, radiator, spotlights.

**Bedroom Four**  
12'6" x 13'2" (3.81m x 4.01m)  
Double glazed window to rear, radiator, spotlights.

**Bathroom**  
11'0" x 7'11" (3.35m x 2.41m)  
Double glazed window to rear, spotlights, wash hand basin with vanity, W.C. extractor fan, heated towel rail, shower cubicle, tiled flooring, tiled walls, freestanding bath.

**Front**  
Driveway parking for four cars, property and parking accessed via shared drive, side access gate, inset lights in facias, canopy over front door, outside light.

**Rear Garden**  
Enclosed rear garden, gated side access, covered side pathway, outside power, lawn area, outside light, outside tap, decking area, inset lights in facias, shrubs and plants.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	85
England & Wales	EU Directive 2002/91/EC	

