

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.

**The Important Bit!**

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

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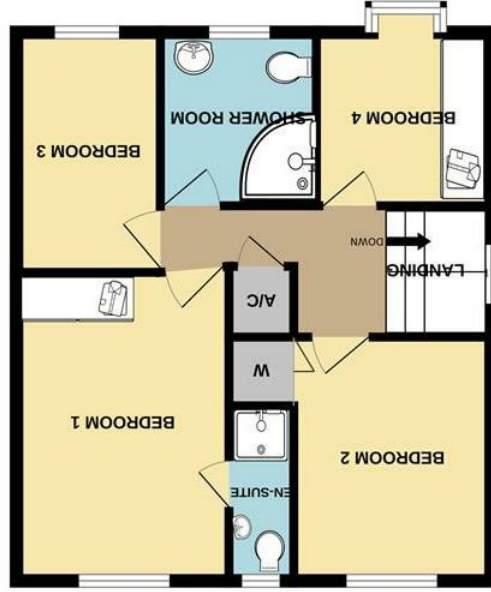
28 Ellacombe Road, Bristol, BS30 9BA

[info@bluesky-property.co.uk](mailto:info@bluesky-property.co.uk)

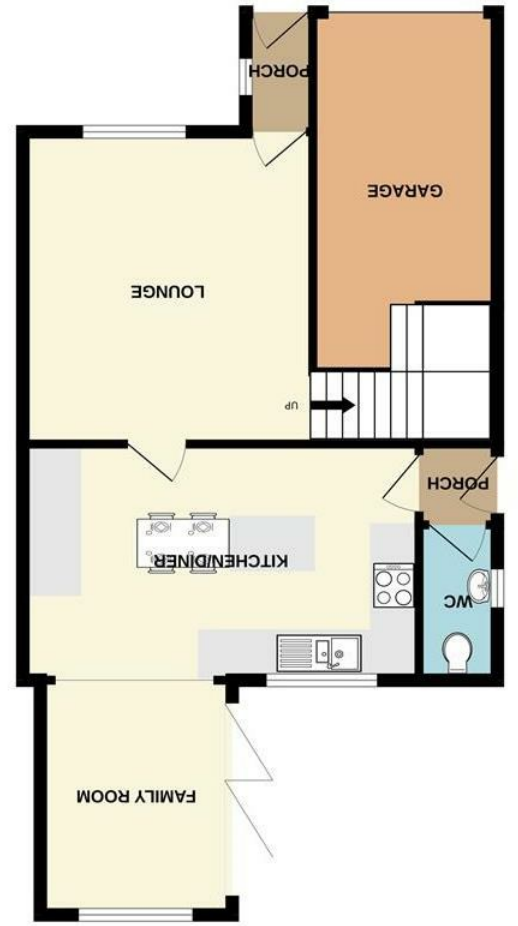
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**Get in touch to arrange a viewing!**

**Like what you see?**



1ST FLOOR



GROUND FLOOR



**24 Roy King Gardens, Warmley, Bristol, BS30 8BQ**  
**Offers In Excess Of £425,000**







Council Tax Band: D | Property Tenure: Freehold

**MAKE THAT NEXT STEP TO A BEAUTIFUL 4 BEDROOM DETACHED FAMILY HOME!** Enjoying a tranquil setting at the end of a private lane within a cul de sac, fronting onto the leafy brook, this property is not to be missed! Enjoy the sound of the wind rustling through the trees and the stream running gently past the front of the property, and relax as you take in the tree lined view from the lounge window on a sunny Sunday afternoon. And you will be relaxed, because this property is presented to a high standard throughout - no work required! The accommodation offers everything you could ask for; entrance hall to welcome visitors (and a place for the kids to pause and take off muddy shoes!), a spacious lounge for all the family to relax in, and a sizable open plan kitchen/diner/family room with bi-fold doors to the garden which is an amazing space to come together and for entertaining! Off the kitchen is the rear lobby and the downstairs cloakroom (so kids and visitors can pop in from the garden to use the loo without coming through the house!). Upstairs leading off the spacious and bright landing is the master bedroom with built in wardrobes and ensuite shower room, as well as a further double bedroom, 2 well proportioned single bedrooms of relatively equal size (there'll be no need to fight over who gets the smallest room), and the family shower room which will not disappoint! The rear garden is a space to enjoy and with a garage and driveway parking for 2 cars this is a must view if you're after something a little special!



**Driveway**  
Parking for two cars, outside lights, access via a shared private driveway.

**Entrance Porch**  
5'10" x 3'0" (1.78m x 0.91m)  
Door to front, double glazed window to side, radiator.

**Lounge**  
13'8" max x 20'7" into stairs max (4.17m max x 6.27m into stairs max)  
Double glazed window to front, stairs to first floor landing, radiator.

**Kitchen/Diner**  
10'8" x 17'6" (3.25m x 5.33m)  
Double glazed window to rear, range of wall, base and floor to ceiling units with granite effect worktop over and matching splashback, inset 1 1/2 bowl sink with drainer cut into worktop, single electric oven with inset electric hob and cooker hood above, island with storage and built in breakfast bar and matching table with space for 4 dining chairs, integrated slimline dishwasher, integrated washing machine, recess for American style fridge/freezer, feature radiator opening to family room.

**Family Room**  
10'2" x 8'4" (3.10m x 2.54m)  
Double glazed bi-folding doors to garden, double glazed window to rear.

**Rear Lobby**  
4'2" x 3'7" (1.27m x 1.09m)  
Double glazed door to side, doors to kitchen and cloakroom.

**Cloakroom**  
6'7" x 2'10" (2.01m x 0.86m)  
Double glazed obscure window to side, wash hand basin with vanity, WC, radiator.

**Landing**  
6'0" n/t 3'2" x 14'7" n/t 8'7" (1.83m n/t 0.97m x 4.45m n/t 2.62m)  
Double glazed window to side, loft access (part boarded), airing cupboard with hot water tank.

**Bedroom One**  
13'11" max x 8'11" max (4.24m max x 2.72m max)  
Double glazed window to rear, radiator, built in wardrobes.

**En-Suite**  
7'2" max x 8'11" max (2.18m max x 2.72m max)  
Obscure double glazed window to rear, tiling to walls, recessed shower cubicle, wash hand basin, WC.

**Bedroom Two**  
11'0" x 8'7" (3.35m x 2.62m)  
Double glazed window to rear, radiator, recessed wardrobe.

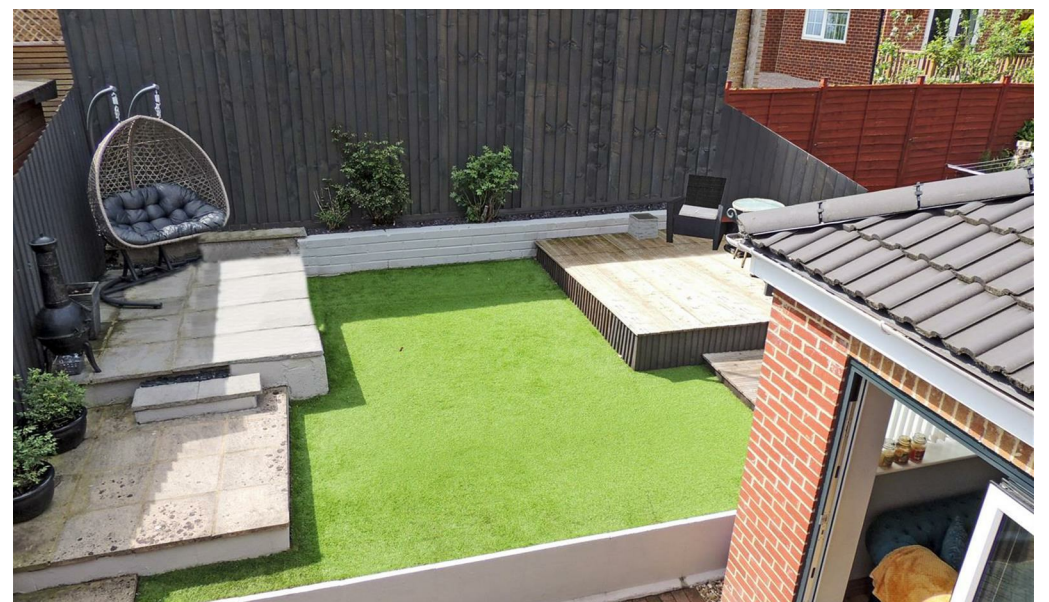
**Bedroom Three**  
10'1" x 6'5" max (3.07m x 1.96m max)  
Double glazed window to front, radiator.

**Bedroom Four**  
7'2" x 7'7" into wardrobe (2.18m x 2.31m into wardrobe)  
Double glazed box bay window to front, radiator, built in wardrobes.

**Family Shower Room**  
7'1" x 6'1" (2.16m x 1.85m)  
Obscure double glazed window to front, tiling to walls, heated towel rail, oversized shower cubicle, wash hand basin with vanity, WC, and shaving point.

**Integral Garage**  
13'1" x 7'5" (3.99m x 2.26m)  
Up and over door, power and lighting, fuse board, gas boiler.

**Rear Garden**  
Enclosed by boundary wall and fencing, mainly laid to Astro turf with block paved patio seating area, steps up to further stone effect paved seating area, further decked seating area with space for the BBQ, pedestrian side access path with outside tap and outside power point.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

