



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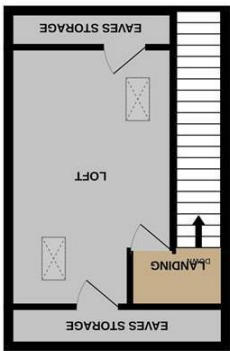
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**Get in touch to arrange a viewing!**

**Like what you see?**



2ND FLOOR



1ST FLOOR



GROUND FLOOR





3

1

1

D

Council Tax Band: D | Property Tenure: Freehold

MORE THAN MEETS THE EYE!! Blue Sky are delighted to offer for sale this superb three bedroom home located on Moor Croft Drive in Longwell Green. The vendor has greatly improved this home over their ownership and created a stunning family home!! This home must be viewed to appreciate all that is on offer! Location is ideal as local amenities and retail park are close by as well as the local schools, ideal spot! The accommodation comprises: entrance hall, study/playroom (former kitchen), lounge, kitchen/breakfast room and downstairs cloakroom. On the first floor you will find three bedrooms and bathroom. The second floor boasts the loft with skylight windows. Externally you will find a front and rear garden, garage and driveway parking! A real gem, call today to arrange your viewing!



**Entrance Hall**  
7'3" n/t 6'1" x 8'2" n/t 2'11" (2.21m n/t 1.85m x 2.49m n/t 0.89m)  
Double glazed door to front, double glazed window to rear, feature radiator, wood effect flooring, storage cupboard, stairs to first floor landing.

**Study/Playroom (Former Kitchen)**  
10'6" x 9'9" (3.20m x 2.97m)  
Double glazed windows to front and side, radiator.

**Lounge**  
12'0" n/t 9'0" x 18'5" max (3.66m n/t 2.74m x 5.61m max)  
Double glazed window to side, radiator, fire recess and surround.

**Kitchen/Breakfast Room**  
10'6" x 14'7" (3.20m x 4.45m)  
Double glazed patio doors to rear garden, two skylight windows, wall and base units, 1 1/2 bowl sink with drainer, worktops, wine rack, electric double oven, gas hob, cooker hood, integrated microwave, integrated fridge/freezer, integrated slimline dishwasher, breakfast bar, space for washing machine, wood effect flooring, tiled splashbacks.

**Rear Lobby**  
4'1" x 3'5" (1.24m x 1.04m)  
Single glazed window to side, feature radiator, wood effect flooring, open to kitchen, door to cloakroom.

**Cloakroom**  
5'6" x 3'5" (1.68m x 1.04m)  
Single glazed window to side, W.C, wash hand basin with vanity, wood effect flooring, tiled walls

**First Floor Landing**  
9'2" x 7'3" (2.79m x 2.21m)  
Stairs to loft.

**Bedroom One**  
12'3" to wardrobe x 10'10" (3.73m to wardrobe x 3.30m)  
Double glazed window to rear, radiator, built in wardrobe.

**Bedroom Two**  
10'5" to wardrobe x 10'10" (3.18m to wardrobe x 3.30m)  
Double glazed window to front, radiator, built in wardrobe.

**Bedroom Three**  
8'10" to storage cupboard x 7'3" (2.69m to storage cupboard x 2.21m)  
Double glazed window to rear, radiator, wood effect flooring, storage cupboard housing gas combi boiler.

**Bathroom**  
7'3" x 7'1" (2.21m x 2.16m)  
Double glazed window to front, enclosed bath with shower over, shower screen, two sinks with vanity unity, W.C, heated towel rail, extractor fan, spotlights, shelves, tiled flooring and tiled walls.

**Second Floor Landing**  
3'3" x 5'3" (0.99m x 1.60m)  
Stairs from first floor, door to loft.

**Loft**  
9'10" x 15'8" (3.00m x 4.78m)  
Two skylight windows, access to eaves, inset lights.

**Garage**  
16'2" x 8'3" (4.93m x 2.51m)  
Up and over to front, fuse board, light.

**Front Garden and Driveway**  
Pathway to front door, shrubs and plants, gated side access, driveway parking.

**Rear Garden**  
Enclosed, gated side access, outside power, patio, planter boxes.

**Agents Note**  
Please be advised there is no building regulations approval for the converted loft, side porch and single storey rear extension.



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		
	63	73

England & Wales

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