



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/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.



Council Tax Band: C | Property Tenure: Freehold

Nestled on the sought-after Poplar Road in Warmley, Bristol, this beautifully presented semi-detached period home offers an exceptional standard of living. With three generous floors, the property provides an abundance of space and has been meticulously maintained to a high standard, blending timeless period features with modern sophistication. Boasting three spacious bedrooms, including a luxurious master suite with an ensuite bathroom, this home ensures both comfort and privacy. The well-proportioned rooms throughout offer plenty of space for family living or entertaining, while the two inviting reception rooms provide versatility for both relaxation and hosting guests. The modern, fully fitted kitchen is designed with culinary enthusiasts in mind, featuring contemporary appliances and ample workspace, ideal for preparing meals in style. Every corner of this home reflects the careful attention to detail and commitment to quality, ensuring a harmonious living experience. Outside, the property offers an enviable amount of space, with generous parking for several vehicles, a rare find in this desirable area. The tranquil rear and side gardens provide a private retreat, perfect for enjoying sunny afternoons or hosting family gatherings. This home combines an outstanding level of finish with superb living space, making it the perfect choice for growing families or those who appreciate quality and space. Located in a friendly community with easy access to local amenities and transport links, this property truly offers a lifestyle of comfort and convenience. Don't miss your chance to make this stunning home your own.



Lobby
4'4" x 3'0" (1.32m x 0.91m)
uPVC obscure double glazed door into the lobby, fuse box & meters,

Hallway
11'0" x 3'0" (3.35m x 0.91m)
Stairs leading to first floor landing, radiator, LVT wood effect flooring,

Sitting Room
11'3" x 11'1" (3.43m x 3.38m)
Double glazed window to front, feature open fireplace, coving, radiator, LVT wood effect flooring,

Lounge
14'7" x 14'6" (4.45m x 4.42m)
Double glazed window to side, feature electric fireplace, radiator, LTV wood effect flooring, step up into kitchen/breakfast room,

Kitchen / Breakfast Room
10'10" x 7'10" (3.30m x 2.39m)
Double glazed window to side and French doors to rear garden, the kitchen consists of matching wall and basue units with worktops, 1 & 1/2 stainless steel sink with mixer taps and drainer, radiator, tile flooring, tiled splashbacks, the following appliances are integrated:- 4 ring electric hob wityh extractor hood above, double oven, dishwasher and washing machine, space for fridge/freezer, access to cloak/store area,

Downstairs WC
4'0" x 4'0" (1.22m x 1.22m)
Obscured double glazed window to rear, WC, wash hand basin, storage underneath sink, tile flooring, tiled splashbacks,

First Floor Landing
6'5" x 3'11" (1.96m x 1.19m)
Stairs to second floor,

Bedroom 1
14'8" x 11'8" (4.47m x 3.56m)
Double glazed window to rear, built in wardrobes with hanging rail & shelving, storage cupboard housing gas combi boiler, radiator, opening with step down to ensuite bathroom,

Ensuite Bathroom
11'0" x 8'0" (3.35m x 2.44m)
Obscured double glazed window to side, bath with shower above, wash hand basin, WC, heated towel rail, storage under sink, extractor fan, tiled flooring, tiled splashbacks,

Bedroom 2
8'0" x 10'2" (2.44m x 3.10m)
Double glazed window to front, radiator,

Shower Room
8'0" x 4'0" (2.44m x 1.22m)
Shower cubicle, wash hand basin, WC, extractor fan, tiled flooring, tiled splashbacks,

Bedroom 3
19'6" x 14'5" (5.94m x 4.39m)
Velux double glazed window to front & rear, eaves storage to rear, radiator, storage cupboard with rail, feature stone wall,

Front / Driveway
Block paved driveway and hardstanding providing off street parking for several vehicles, enclosed by low level rendered wall with coping stone,

Side Garden
Double gates to the side garden, mostly laid to lawn with patio area and borders, enclosed with fencing,

Rear Garden
Mostly laid to lawn with decking area, gate to side garden, enclosed with fencing, shed, outside light,



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

