

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, 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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28 Ellacombe Road, Bristol, BS30 9BA

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Get in touch to arrange a viewing!

Like what you see?



24 Roman Way, Hanham, Bristol, BS15 3FH
Offers In Excess Of £475,000



Council Tax Band: D | Property Tenure: Freehold

LOCATED WITHIN THE HIGHLY SOUGHT AFTER ECO-FRIENDLY HANHAM HALL ESTATE! This beautiful 3 story town house boasts a modern design, perfect for those looking for a comfortable and stylish home, in beautiful surroundings. As you step inside, you are immediately struck by the size of the accommodation. With four bedrooms spread across the property, there is plenty of space for everyone to enjoy their own privacy and comfort, and offers great space if working from home. One of the highlights of this property is the three bathrooms, ensuring that there will never be a queue in the morning rush. The convenience of having multiple bathrooms cannot be overstated, making this home a practical choice for families or those who enjoy having guests over. Built circa 2015, this house offers a contemporary feel with all the modern amenities you would expect and comes complete with a spacious tandem garage which also gives access to the garden. The property has been well-maintained and is ready for you to move in and make it your own. Don't miss out on the opportunity to make this wonderful house your new home. Contact us today to arrange a viewing and start the next chapter of your life in this fantastic property!

Canopied Entrance

Recessed brick paved entrance with external wall light.

Hallway

16'4" x 6'11" (4.98 x 2.11)

Double glazed composite front door with obscure glass panel, radiator, tiled floor, stairs to first floor, cupboard under with power, further cloaks cupboard.

Kitchen/Diner

18'1" x 10'8" (5.53 x 3.26)

Double glazed tall window to rear, double glazed door to rear garden, radiator, tiled floor, range of wall and base units with worktop over, tiling to walls, inset 1 1/2 bowl sink unit with mixer tap, single electric oven, inset gas hob with integrated extractor fan

above, integrated tall fridge/freezer, integrated dishwasher, recess for washing machine, cupboard housing combi boiler.

Bedroom 4

10'8" x 10'4" (3.26 x 3.15)

Double glazed corner window to front and side aspect, radiator.

Shower Room

6'11" x 5'2" (2.13 x 1.58)

Double glazed obscure window to rear with external wooden shutter, radiator, tiled floor, shower cubicle, WC, pedestal wash hand basin, tiled splash back, shaving point.

1st Floor Landing

14'8" x 6'11" (4.49 x 2.13)

Double glazed tall window to front aspect, stairs to 2nd floor.

Bedroom 3

10'9" x 10'5" (3.29 x 3.19)

Double glazed window to rear with external wooden shutter, radiator, wardrobe.

Bathroom

6'10" x 9'6" (2.10 x 2.90)

Double glazed obscure window to rear with external wooden shutter, radiator, panelled bath with shower over, WC, pedestal wash hand basin, tiled splash back, shaving point.

Living Room

17'7" x 10'8" (5.38 x 3.26)

Double glazed tall window to front, double glazed door to balcony, radiator.

Balcony

Enclosed by railings with wooden hand rail, decked floor, external wall light, views to Hanham Hills.

2nd Floor Landing

14'8" x 6'11" (4.48 x 2.13)

Double glazed tall window to front aspect, vaulted ceiling, cupboard housing heat recover system.

Bedroom 1

14'2" x 10'9" (4.32 x 3.29)

Double glazed window to rear with external wooden shutter, radiator, wardrobes, vaulted ceiling to 4.16m, door to ensuite.

Ensuite Shower Room

7'0" x 6'11" max (2.14 x 2.11 max)

Double glazed obscure window to rear with external wooden shutter, radiator, shower cubicle, WC, pedestal wash hand basin, tiled splash back, shaving point, loft hatch, airing cupboard housing water tank.

Bedroom 2

13'9" x 10'9" (4.2 x 3.29)

Double glazed corner window to front and side aspect, radiator, wall lights, vaulted ceiling.

Rear Garden

Enclosed by fencing, mainly laid to artificial grass, shed, decked seating area, wall lights, external power point, outside tap, paved path with steps to garage. Please note the hot tub and wood structure around the hot tub, are not included in the sale price but the vendors are open to negotiation.

Tandem Garage

10'5" x 36'8" (3.2 x 11.19)

Double wooden doors to front, light and power, personal wooden door to rear garden.

Hanham Hall Eco Village

Hanham Hall is a multi award winning development. Built in 2015 its set in 12 acres of beautiful open green space and was judged Best Sustainable Development in Britain in the 2014 What House? Awards. It's England's first large scale housing scheme to achieve the 2016 zero carbon standard. There's a heat recovery system in addition to manual wooden shutters to the rear which help control heating, daylight and security. A recycled rainwater system to provide water for the washing machine and downstairs shower room and solar panels on the roof to the rear aspect. There's also a creche and café on site, children's play areas, foot paths leading up into Hanham Hills, and resident green houses (waiting lists apply).

Agent Note

We bring to your attention that 24 Roman Way, Hanham, Bristol, is owned by a family member of an employee at Blue Sky Property Solutions Ltd.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	87	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

