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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?**



**64 Gilbert Road, Kingswood, Bristol, BS15 1RH**  
**Offers In Excess Of £370,000**





Council Tax Band: B | Property Tenure: Freehold

**SOMETIMES SIZE MATTERS!** This stunning 4 bedroom end of terrace home, spread over 3 floors will not disappoint! Located in a quiet back water, just a stones throw from Kingswood High Street, you'll find this fantastic home. Presented to a high standard throughout this family home has been well loved and cared for and benefits from double glazing throughout, gas central heating with a combi boiler and modern kitchen and bathroom. You enter the property to the ground floor via the spacious hallway off which leads to the extended kitchen with range master oven (plenty of space here to whip a large family meal), dining room with patio doors to the rear garden and double doors then lead you into the spacious lounge with square bay window to the front. With its tall ceilings and large room dimensions this home feels anything but snug! To the first floor leading off the light and bright landing you'll find 3 well proportioned bedrooms and a gorgeous bathroom with white suite, then on up to the 2nd floor where, leading off its own 2nd floor landing, you'll find the main bedroom complete with sink and shower. This room particularly enjoys far reaching views. To the side of the property is a store with light and power giving ample storage for a large family and to the rear a good size rear garden with patio seating area leading to the lawn and astro turf area. This home is sure to prove popular to book your viewing to avoid disappointment!



**Porch**  
6'0" x 2'6" (1.83m x 0.76m)  
Double glazed front door with obscure glass surround, high level cupboard housing fuse board, combi boiler, archway opening to:

**Hallway**  
5'11" x 12'4" (1.80m x 3.76m)  
Radiator, stairs to first floor, recess under stairs, alarm panel.

**Kitchen**  
18'10" x 8'11" (5.74m x 2.46m)  
Double glazed window to rear, further double glazed window to side, sky light, double glazed obscure door to garden, spot lights, feature tall radiator, range of wall and base units with worktop over, under cabinet lighting, inset single sink and drainer with mixer tap over, country chef range style cooker with 6 burner hob and cooker hood above, slim line dishwasher, recess for American style fridge/freezer, recess for washing machine, splashbacks, tiled flooring.

**Dining Room**  
12'8" x 11'4" (3.86m x 3.45m)  
Double glazed patio doors to garden, radiator, double doors opening to lounge.

**Lounge**  
12'66" x 13'9" (3.66m x 4.19m)  
Double glazed bay window to front, feature chimney breast with open recess.

**Landing**  
6'7" x 8'9" (2.01m x 2.67m)  
Double glazed obscure window to side, stairs to 2nd floor, spotlights, doors to:

**Bedroom 2**  
12'2" x 13'8" into bay (3.73m x 4.17m into bay)  
Double glazed bay window to front, radiator.

**Bedroom 3**  
11'6" x 12'3" (3.51m x 3.73m)  
Double glazed window to rear, radiator, built in wardrobes.

**Bedroom 4**  
8'2" x 6'7" (2.49m x 2.01m)  
Double glazed window to front, radiator.

**Bathroom**  
12'3" x 6'5" (3.73m x 1.96m)  
Double glazed obscure window to rear, tiling to walls, panel bath with rain head shower over and additional hand held shower fitting, square sink with mixer tap over fitted into vanity unit with WC, heated towel rail, shaving point, tiled flooring, shower screen.

**Upper Landing**  
7'3" x 2'9" (2.21m x 0.84m)  
Double glazed window to side, door to:

**Bedroom 1**  
14'2" narrowing to 10'4" x 18' max (4.32m narrowing to 3.15m x 5.49m max)  
Double glazed window to rear, 2 x sky light windows to front, spotlights, 2 x radiators, built in wardrobes, storage space into eaves, shower cubicle, wash hand basin in floating vanity unit.

**Store/Workshop**  
35' x 8'7" (10.67m x 2.62m)  
Double glazed door to front, further double glazed door to rear garden, double glazed window to rear, light and power.

**Rear Garden**  
Enclosed by wall and fencing, mainly laid to lawn, with patio seating area, outside tap, astro turf.

**Driveway Parking**  
Brick paved driveway parking for 2 cars to the front of the property.

**Agent Note**  
Please be advised there are mine shafts within 20 meters of the property. The seller has provided us with a comfort letter from the coal authority which can be passed to a potential buyer.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

