

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/drainaged, 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.**

[www.bluesky-property.co.uk](http://www.bluesky-property.co.uk)

See all of our amazing properties and get lots of help at!

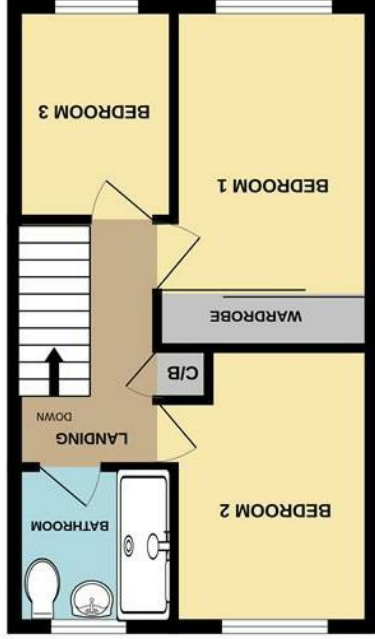
28 Ellacombe Road, Bristol, BS30 9BA

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

T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



**25 Hawkins Close, North Common, Bristol, BS30 8YT**  
**Offers In Excess Of £375,000**



Council Tax Band: D | Property Tenure: Freehold

THERE'S A LOT MORE TO THIS LOVELY HOME THAN MEETS THE EYE! Located in the centre of a cul-de-sac in the highly sought after area of North Common, you'll find this brilliant linked-detached home. Much improved and extended by the current owners the property offers a wealth of accommodation giving ample space for everyone in the household to enjoy. Set in a generous plot the property boasts brick paved driveway parking for 2 vehicles and an enclosed rear garden with side access, which is a great space for enjoying the sunshine with friends and family. The property itself won't disappoint either, with a porch leading to the hallway giving privacy and extra space for wellies, a lounge as well as a conservatory gives lots of living space to relax and enjoy, the open plan kitchen/diner is in the centre of the home providing a hub bringing all the family together, and the garage has been converted and extended to provide the 4th bedroom with ensuite WC (but could also be used as additional reception space or a home office!) Upstairs you'll find 3 further bedrooms a refurbished family shower room. Whether you're looking for a spacious family home or a place to host gatherings with friends, this property offers the perfect setting for creating lasting memories. Don't miss out on the opportunity to make this house your home in the heart of BS30!



**Porch**

4'8" x 4'6" (1.44 x 1.38)  
Double glazed door to front, double glazed windows to sides and front, tiled floor, ceiling light, meter cupboard.

**Hallway**

4'10" x 7'10" (1.49 x 2.41)  
Double glazed door, radiator, fuse board, stairs to first floor landing.

**Lounge**

11'4" x 14'10" max (3.47 x 4.54 max)  
Double glazed bow bay window to front, radiator, thermostat.

**Dining Room**

10'2" x 7'4" (3.11 x 2.24)  
Opening to kitchen, radiator, tiled floor, acrylic wall panels, under stairs storage cupboard housing alarm with power socket, French doors to conservatory.

**Kitchen**

7'1" x 10'1" (2.17 x 3.09)  
Double glazed window to conservatory, range of wall and base units with soft closing doors, worktops over, under cabinet lighting, tiling to walls, double oven/grill, inset 5 burner gas hob with external extraction cooker hood above, inset 1 1/2 bowl sink and drainer with mixer tap over, cupboard housing combi boiler, recess for dishwasher, washing machine and fridge.

**Conservatory**

12'2" x 9'0" (3.71 x 2.76)  
Double glazed windows to sides and rear, French doors leading to garden, power sockets, tiled floor, spotlights.

**Bedroom Four / 3rd Reception Room**

7'7" x 15'9" (2.33 x 4.82)  
Double glazed window to front, double glazed skylight light box, radiator, walls lights.

**Cloakroom**

7'4" x 3'5" max (2.25 x 1.06 max)  
Double glazed skylight light box, extractor fan, heated towel rail, tiled floor, tiled splash backs, pedestal wash hand basin, WC.

**Landing**

11'2" x 5'11" m (3.42 x 1.81 m)  
Loft hatch, storage cupboard.

**Bedroom One**

12'4" x 8'2" (3.78 x 2.49)  
Double glazed window to front, radiator, fitted wardrobe with sliding mirrored doors.

**Bedroom Two**

8'1" x 10'10" max (2.47 x 3.31 max)  
Double glazed window to rear, radiator, fitted wardrobes.

**Bedroom Three**

8'6" x 6'6" (2.60 x 1.99)  
Double glazed window to front, radiator.

**Bathroom**

6'4" x 6'4" (1.95 x 1.95)  
Double glazed obscure window to rear, extractor fan, spotlights, tiling to walls, tiled floor, heated towel rail, bathroom cabinet, walk-in double shower cubicle with rain head shower and additional hand held shower, wash hand basin inset into vanity unit with mixer tap, W.C.

**Driveway Parking**

Brick paved driveway to the front of the property for 2 cars, enclosed with picket fencing and flower beds.

**Rear Garden**

Enclosed by fencing, with side access gate, mainly laid to lawn, with raised flower beds, shrubs, fruit tree, decked seating area, further patio seating area, shed, outside tap.



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			
		72	85
England & Wales		EU Directive 2002/91/EC	

