



Like what you see?

Get in touch to arrange a viewing!

See all of our amazing properties

and get lots of help at;

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/draind 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.

www.bluesky-property.co.uk

info@bluesky-property.co.uk

28 Ellacombe Road, Bristol, BS30 9BA

t: 0117 9328165





Council Tax Band: E | Property Tenure: Freehold

TWO PROPERTIES IN ONE! Built in the 1970's this substantial detached property offers versatile living space that can be adapted to meet your needs. Originally a 3 bedroom bungalow the wealth of accommodation on the ground floor offers everything you could ask for including; kitchen/diner, substantial lounge, conservatory, 2 double bedrooms, and 2 bathrooms. The 3rd bedroom is now a large hall with stairs leading to the first floor accommodation which is currently laid out as a 2 double bedroom apartment with 4 piece bathroom, Lounge/Diner, Kitchen and enjoys views over the Common to the front. This space could be converted to provide 3 bedrooms, the main bedroom having an ensuite bathroom making this a huge 5 double bedroom family home. Alternatively this first floor accommodation could be separated from the main body of the house and rented out to provide additional income. However, it also works really well just as it is for a larger extended family to enjoy living together but with separate living space. The possibilities are endless and with driveway parking for 4 to 5 cars (which could be extended further to provide even more parking) and a double garage, you'll have so much space you wont know what to do with it all. But its not just the property that will have you wow'd, its the location. Tucked away in a quiet back water fronting onto Hanham Common, and with access to Avon Valley River and Woodland at the end of the road, you could be in the middle of the countryside, however the property is only a stones throw from Hanham High Street with all its shops, cafes and bars to enjoy as well as great public transport links and access to the A4174 Ring Road. Offered with no onward chain, come and see for yourself what makes this home so special!

Hallway

16'5" x 15'5" max (5.02 x 4.71 max)
Double glazed front door with obscure glass panel and obscure glass surround, radiator, storage cupboard,

WC

5'10" x 2'5" (1.79 x 0.74)
Extractor fan, high level cupboard housing fuse board, heated towel rail, corner vanity unit with inset corner sink and mixer tap, W.C.

Lounge

18'2" x 19'6" max (5.54 x 5.96 max)
2 double glazed windows to front, 2 radiator, feature gas fire with marble surround (currently disconnected).

Kitchen/Diner

18'3" x 10'5" (5.57 x 3.19)
2 double glazed window to rear, high

level double glazed window to side, wooden glass panel door and single glazed window to lean to, radiator, range of wall and base units with marble worktop over, glass display cabinets, tiling to walls, 1 and 1/2 bowl sink and drainer unit, inset 4 burner gas hob with glass cooker hood above, single electric oven, recess for microwave.

Conservatory

10'11" x 6'7" (3.34 x 2.01)
Double glazed windows, double glazed French doors to rear garden, tiled floor, space for tumble dryer, space and plumbing for washing machine.

Bedroom 1

12'0" x 9'7" (3.67 x 2.94)
Double glazed window to front, radiator, built in wardrobes.

Bedroom 2

8'9" x 10'5" (2.68 x 3.20)
Double glazed window to rear, radiator, built in double wardrobe with sliding mirror doors.

Shower Room

8'9" x 8'0" (2.69 x 2.46)
Double glazed obscure window to side, high level glass brick window to hallway, extractor fan, airing cupboard with radiator, spotlights, tiling to walls, heated towel rail, over sized walk in shower, wash hand basin with mixer tap inset into vanity unit, W.C.

Rear Hallway

11'2" x 9'3" (3.42 x 2.82)
Double glazed window to rear, double glazed glass panel door to rear, radiator, stairs to first floor with under stairs storage cupboard, further storage cupboard with sliding mirrored doors, wall mounted combi boiler.

Landing

6'3" x 11'0" max (1.93 x 3.36 max)
Double glazed window to rear.

Living Room/Main Bedroom

15'7" x 20'9" (4.76 x 6.35)
Double glazed window to front, double glazed obscure window to side, 3 recessed storage cupboards into eaves, radiator.

Kitchen

11'1" x 10'0" (3.38 x 3.06)
Double glazed window to rear, radiator, spotlights. range of wall and base units with worktops over, under cabinet lighting, 2 pull out pantry units, wine rack, tiling to walls, inset single sink and drainer unit with mixer tap over, inset 5 burner gas hob with cooker hood above, fitted double oven and grill, integrated tall fridge freezer, integrated washing machine, breakfast bar.

Bedroom 3

15'10" x 11'8" (4.83 x 3.57)
Double glazed window to front, radiator, spot lights, 2 storage cupboards into eaves, built in wardrobes and over bed storage shelves.

Bedroom 4

Double glazed window to rear, spotlights, radiator, wardrobes.

Bathroom 2

7'9" x 9'0" (2.38 x 2.76)
Double glazed obscure window to side, spot lights, extractor fan, heated towel rail, bathroom cabinet, shower cubicle, panelled bath, floating vanity unit with inset square sink and mixer tap over, W.C.

Front Garden

Enclosed by boundary walls and hedges, mainly laid to lawn, gated path to front door, and driveway, further gated side access to rear garden.

Rear Garden

Enclosed by boundary walls and fencing, patio area, lawn, outside tap, outside socket, wall lights,

Double Garage

19'1" x 19'7" (5.84 x 5.99)
One electric garage door, one up and over garage door, double glazed window to garden, personal wooden latch door to garden, light and power.

Driveway Parking

Brick paved driveway parking for 4 to 5 cars, gated access to rear garden.

