



Like what you see?

Get in touch to arrange a viewing!

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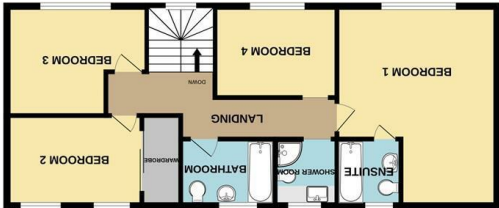
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of the crowd.

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.



1ST FLOOR



GROUND FLOOR

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Council Tax Band: E | Property Tenure: Freehold

WHAT A HOME ON A FANTASTIC PLOT!! Located in the ever popular area of Hanham you will find this extended detached family home with spacious accommodation and impressive gardens! Local schools, Hanham High Street and the nature pond are close by making this an ideal spot for any growing family! Accommodation comprises: entrance hall, cloakroom, kitchen/breakfast room, conservatory, lounge and dining room to the ground floor. To the first floor you will find bedroom one with en-suite, three further bedrooms, bathroom and shower room. Externally the property boasts a front garden, garage, driveway parking and side and rear gardens, plus a summer house! Sure to attract quick interest, call today to arrange your viewing!

Hallway

8'5" x 9'6" (2.57m x 2.90m)
Wooden front door with obscure glass panels, 1x radiator, stairs to first floor, 2x cupboards under stairs.

Kitchen/Breakfast Room

16'4" x 14'3" (4.98m x 4.34m)
Wooden frame double glazed windows to conservatory and rear, tall radiator, range of wall and base units with worktops over, single electric oven, inset gas hob, splash back tiling to walls, cooker hood above, 1 1/2 bowl sink and drainer with mixer tap over, combi boiler, space for American style fridge freezer, recess for washing machine and tumble dryer,

breakfast bar, corner display cabinets, glass display cabinets, under cabinet lighting, recess for dishwasher.

Conservatory

9'2" x 14'2" (2.79m x 4.32m)
Double glazed wooden frame windows, light, French doors to garden.

Cloakroom

6'8" x 2'10" (2.03m x 0.86m)
Double glazed obscure window with wooden frame to rear, W.C, radiator, wash hand basin.

Dining Room

10'0" x 16'5" (3.05m x 5.00m)
Double glazed window to front, 2x radiators, feature gas living flame

fire with stone surround and wood mantle.

Lounge

16'5" x 13'2" (5.00m x 4.01m)
Double glazed window to front, double glazed French doors to garden, feature fireplace (not connected).

Landing

10'6" x 19'8" (3.20m x 5.99m)
Double glazed window to front, loft hatch to boarded loft.

Bedroom 1

13'1" x 16'6" max (3.99m x 5.03m max)
Double glazed window to front, french doors to garden, radiator, loft hatch/access panel.

En-Suite To Bed 1

5'3" x 5'7" (1.60m x 1.70m)
Double glazed obscure window to rear, tiling to walls, panelled bath with shower over, W.C, pedestal wash hand basin, heated towel rail, extractor fan.

Bedroom 2

11'11" x 7'5" (3.63m x 2.26m)
2x double glazed windows to rear, 2x radiators, recessed wardrobe with sliding mirrored doors.

Bedroom 3

11'1" x 8'8" max (3.38m x 2.64m max)
Double glazed window to front, radiator.

Bedroom 4

10'2" x 7'6" (3.10m x 2.29m)
Double glazed window to front, radiator.

Bathroom

7'11" x 5'6" (2.41m x 1.68m)
Double glazed obscure window to rear, radiator,

panelled bath with shower over, W.C, pedestal wash hand basin, light with extractor fan, shaving point, tiling to walls.

Shower Room

5'1" x 5'6" (1.55m x 1.68m)
Double glazed window to rear, radiator, shower cubicle, W.C, wash hand basin, inset into vanity with 2x cupboards and shelving, light and shaving point, extractor fan, tiling to walls.

Garage

A single garage with up and over door, power and lighting.

Parking

Driveway parking in front of garage.

Front Garden

Steps up to the front door, lawn area, mature shrubs, gated side access, trees.

Side Gardens

Shrubs, trees, side gates, decking area, patio, covered walkway, outside tap, gravel area, steps up to rear garden.

Rear Garden

Patio area, pergola with decking area, additional decking area, lawn, outside power, summer house, tree and mature shrubs (tree in the rear garden has a preservation order, vendor has advised).

