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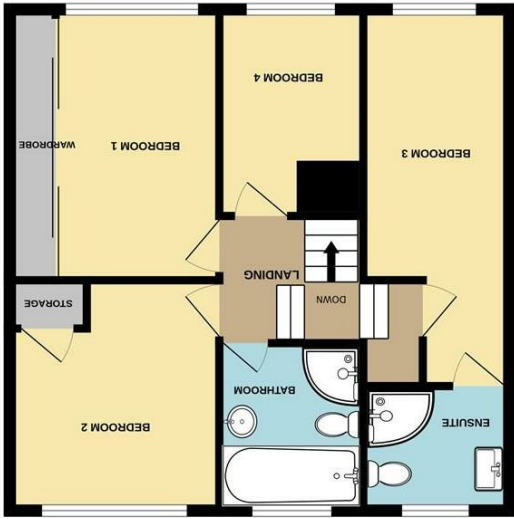
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of the crowd.

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



Council Tax Band: E | Property Tenure: Freehold

RARE TO THE MARKET THIS PROPERTY BACKS ONTO THE OPEN GREEN FIELDS OF HANHAM HILLS! Positioned on the desirable Pearsall Road in Longwell Green, half way between Bristol and Bath, this delightful four-bedroom detached house is a wonderful opportunity for those seeking a spacious and modern home in a friendly community. Built in the 1960s, the property has been thoughtfully maintained and modernised, making it an ideal choice for families and those seeking a spacious and inviting residence. Offering 4 well proportioned bedrooms, 3 bathrooms including a downstairs loo, 2 reception rooms, a kitchen and separate utility room, an integrated garage, ample driveway parking and family friendly garden, this property ticks all the boxes. But if that wasn't enough on its own, the property also backs on to Hanham Hills, giving an open outlook to the rear that other properties simply can't match, inspiring peace, tranquillity and providing a real connection to nature. The property also boasts excellent access to local amenities including shops, cafe's, playgrounds, sports facilities, country walks, riverside pubs, transport links by bus, rail and road, and its proximity to local schools will make the school run a breeze. Likely to become your 'forever home' properties in a prime location like this, with such an open outlook to the rear rarely come to the market, so don't miss out!

Porch
2'05" x 5'11" (0.74m x 1.80m)
Double glazed sliding door, double glazed window to side.

Hallway
11'11" x 6'05" (3.63m x 1.96m)
Obscure double glazed door and window, radiator, stairs to first floor, storage cupboard under stairs housing gas meter.

Lounge
13'02" x 10'09" max (4.01m x 3.28m max)
Double glazed window to front, radiator, built in storage housing boiler, wall lights, opening to dining room.

Dining Room
11'01" x 9'03" (3.38m x 2.82m)
Double glazed patio doors to rear, radiator, built in shelving and storage.

Kitchen
14'11" x 7'11" max (4.55m x 2.41m max)
Double glazed windows to rear and side, additional skylight, range of wall and base units with worktop over, feature display shelving with integrated lighting, inset 1 and 1/2 bowl sink and drainer with Quooker tap, stylish splashbacks, integrated Neff double oven, inset Bosch induction hob with extractor fan above, integrated Neff microwave, recess

for dishwasher, recess for over sized fridge/freezer, storage cupboard housing consumer unit and electric meter, and cat flap to rear garden.

Utility Room
13'06" x 7'00" (4.11m x 2.13m)
Double glazed patio doors to rear, radiator, matching wall and base units with worktops over, space for additional appliances.

Downstairs Cloakroom
3'10" x 7'00" max (1.17m x 2.13m max)
Wash hand basin inset into storage unit, tile splashbacks, heated towel rail and WC.

Landing
5'05" x 11'04" max (1.65m x 3.45m max)
Dual landing with steps either side, loft access with pull down ladder, partly boarded and light.

Bedroom 1
13'04" x 10'03" max (4.06m x 3.12m max)
Double glazed window to front, radiator, built in wardrobes.

Bedroom 2
10'08" x 10'03" max (3.25m x 3.12m max)
Double glazed window to rear, radiator, cupboard housing hot water tank.

Bedroom 3
14'10" x 7'01" max (4.52m x 2.16m max)
Double glazed window to front, radiator.

Ensuite to Bedroom 3
6'04" x 7'01" max (1.93m x 2.16m max)
Obscure window to rear, walk in shower cubicle, wash hand basin inset into floating unit with 2 drawers, heated towel rail, partly tile splash-backs, WC.

Bedroom 4
9'11" x 7'02" max (3.02m x 2.18m max)
Double glazed window to front, radiator.

Bathroom
8'02" x 7'02" (2.49m x 2.18m)
Obscure double glazed window to rear, heated towel rail, tiled floor with underfloor heating, tiling to walls, 4 piece suite including walk in shower cubicle, bath with shower fitting and central tap, feature bowl wash hand basin set atop a vanity unit with built in storage and WC.

Garage
12'02" x 7'02" (3.71m x 2.18m)
Integral garage with up & over door, light and power.

Driveway Parking
Brick paved driveway providing parking for 3 vehicles with wall mounted EV home charging point.

Front Garden
Low maintenance front garden with low level boundary wall and miniature hedge, mainly laid to gravel with feature shrubs, gated side access to the rear garden, outside light above garage.

Rear Garden
Mature rear garden enclosed by boundary walls and fencing, patio area with steps up to lawn with flower bed borders and further patio seating area, outside lighting and water tap.

