



1ST FLOOR



GROUND FLOOR

Made with Keyplan ©2025

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 in the 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/drainage 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.

The Important Bit!

Don't forget to register and stay ahead of the crowd.

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

T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



Council Tax Band: D | Property Tenure: Freehold

BE BLOWN AWAY BY THE BEAUTIFUL MATURE GARDENS AT SANDRINGHAM AND MAKE THIS HOME YOUR PALACE! Located within a pretty cul-de-sac on the edge of open countryside you'll find this impressive three/four bedroom semi-detached dormer bungalow. Complete with oversized garage and driveway providing ample parking, this property is not one to be missed. The flexible accommodation is arranged over 2 floors with a bathroom and separate WC, kitchen/breakfast room, 3 double bedrooms and either 2 reception rooms or 1 spacious reception and a further 4th double bedroom. There's also a conservatory looking out over the stunning mature garden and plenty of storage into the eaves which could be utilised to create even more space. Everything you need is on the doorstep including local shops, Longwell Green Primary School, vets, pubs, coffee shops and much more. In addition local transport links include the A4174 ring road to Bristol Bath and the M4/M5 motorway network, Keynsham Train Station and buses from Bath Road to both Bristol and Bath and all within easy reach. The current owner has presented this home to a good standard but offers any potential buyer the opportunity to really make their mark!



Hallway
9'6" n/t 4'0" x 14'2" n/t 6'11" (2.90m n/t 1.22m x 4.32m n/t 2.11m)
Double glazed door and window to side, radiator, stairs to first floor landing, under stairs storage cupboard housing fuse board and meters.

Lounge
15'0" x 11'4" (4.57m x 3.45m)
Double glazed window to front, radiator, fire recess.

Dining Room/Bedroom Four
9'11" x 9'0" (3.02m x 2.74m)
Double glazed window to front, radiator.

Wet Room
6'11" x 5'6" (2.11m x 1.68m)
Double glazed window to side, shower, W.C, wash hand basin, extractor fan, tiled walls, radiator, spotlights (previously bathroom with standard bath and shower over).

Bedroom Three
12'10" x 10'5" (3.91m x 3.18m)
Double glazed window to rear, radiator, fitted wardrobes with sliding mirrored doors.

Kitchen/Breakfast Room
12'2" n/t 6'11" x 12'9" n/t 9'11" (3.71m n/t 2.11m x 3.89m n/t 3.02m)
Double glazed windows to side and rear, double glazed patio doors, wall and base units with worktops over, radiator, 1 1/2 bowl sink with drainer, space for fridge/freezer, space for washing machine, gas hob, double oven, cooker hood, wall mounted gas combi boiler, tiled splashbacks.

Lean To Conservatory
7'1" x 11'7" (2.16m x 3.53m)
Double glazed windows, double glazed patio doors to garden.

First Floor Landing
9'0" max x 6'1" (2.74m max x 1.85m)
Double glazed window to side, access to eaves storage.

First Floor WC
4'2" x 2'1" (1.27m x 0.64m)
Double glazed window to side, W.C, wash hand basin, tiled splashbacks, extractor fan.

Bedroom One
11'5" x 11'6" max (3.48m x 3.51m max)
Double glazed window to front, radiator, wash hand basin with vanity, storage cupboard and access to eaves storage.

Bedroom Two
11'11" n/t 8'11" x 11'5" n/t 7'8" (3.63m n/t 2.72m x 3.48m n/t 2.34m)
Double glazed window to rear, radiator, wash hand basin with vanity, storage cupboard.

Rear Garden
Mature enclosed rear garden, patio, lawn area, shrubs, plants, trees.

Front Garden
Enclosed by low level boundary wall to front mainly laid to gravel with shrubs and a tree.

Driveway
Parking for up to 5 cars, outside tap, gated access to rear garden.

Garage
Up and over door to front, light and power, double glazed window to side over looking garden, double glazed personal door into rear garden.

