



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/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!

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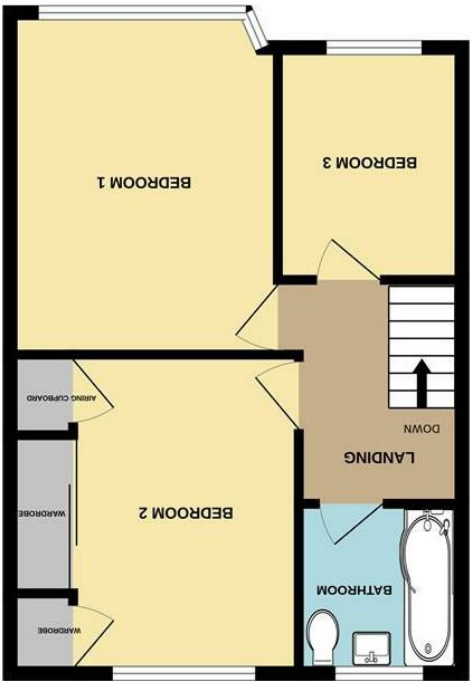
 28 Ellacombe Road, Bristol, BS30 9BA

 info@bluesky-property.co.uk

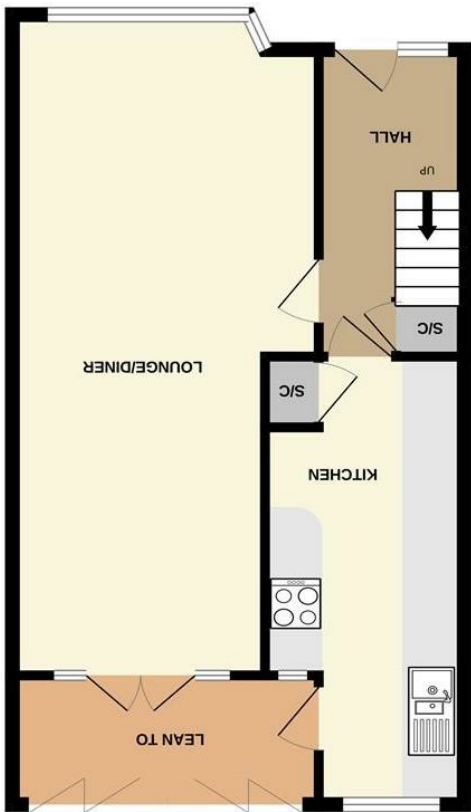
 T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



1ST FLOOR



GROUND FLOOR



Council Tax Band: C | Property Tenure: Freehold

A HIDDEN GEM YOU WON'T WANT TO MISS! Tucked away from the world at the end of a quiet cul-de-sac in the rolling slops of Kingswood, you'll find this gorgeous double bay fronted home. From its elevated position it enjoys far reaching views to the rear over Orchard Road Allotments - the prefect place to grow your own vegetables. To the front it boasts driveway parking for 2 vehicles and the internal accommodation will not disappoint either. As you step inside, you are greeted by an inviting open plan lounge/diner, offering ample space for entertaining guests or simply relaxing with your loved ones. The property features three sizeable bedrooms, providing a comfortable and private retreat for the whole family. The modern extended kitchen comes with fully integrated appliances, and the lean to, with double bifold doors opening on to the garden allow the living space to flow freely from inside to out. The rear garden is a floral haven to be enjoyed all year round and comes complete with an outbuilding which could be used for storage, a workshop, home gym or even converted into a home office, the possibilities are nearly endless. But it may just be the bathroom that steals your heart, with a modern white suite its the perfect retreat at the end of a long day. Situated in a peaceful neighbourhood, this property offers a tranquil escape from the hustle and bustle of city life while still being within easy reach of all amenities including Kingswood High Street, Kingswood Park, Schools the Library and many more. With its prime location and charming features, this house in Park Close is the perfect blend of character and modern convenience the only question is, will you be the lucky person calling it home?



Entrance Hall

12'2" max x 5'9" (3.71m max x 1.75m)
Double glazed door and window to front, radiator, tiled flooring, under stairs cupboard, stairs to first floor landing.

Lounge/Dining Room

25'9" x 12'4" x 10'9" (7.85m x 3.76m x 3.28m)
Double glazed bay window to front, French doors and windows to lean to, two radiators, wood effect flooring.

Kitchen

17'1" x 7'4" max x 5'1" (5.21m x 2.24m max x 1.55m)
Double glazed window to rear, double glazed door and single glazed window to lean to, radiator, range of wall and base units with worktop over, 1 and 1/2 bowl sink/drainers with mixer tap, single electric oven, integrated microwave oven, inset electric hob with coloured glass splashback, integrated dishwasher, integrated washing machine, and integral fridge/freezer, spotlights, plinth and under unit lighting, tiled flooring, wall cupboard housing fuse board, storage cupboard.

Lean To

5'9" x 11'6" (1.75m x 3.51m)
Tiled flooring, wall light, two sets of bi-fold doors to rear garden.

First Floor Landing

9'6" x 7'6" n/t 6'5" (2.90m x 2.29m n/t 1.96m)
Loft hatch to boarded loft with light and drop down ladder.

Bedroom 1

12'5" into bay x 10'8" (3.78m into bay x 3.25m)
Double glazed bay window to front, radiator, spotlights and wood effect flooring.

Bedroom 2

12'4" x 11'9" into wardrobe (3.76m x 3.58m into wardrobe)
Double glazed window to rear, radiator, spotlights, wood effect flooring, built in wardrobes, airing cupboard housing gas combi boiler.

Bedroom 3

7'3" x 7'7" (2.21m x 2.31m)
Double glazed window to front, radiator, spot lights wood effect flooring.

Bathroom

5'5" x 6'5" (1.65m x 1.96m)
Double glazed obscure window to rear, extractor fan, tiled walls, tiled flooring, feature radiator, bath with shower over, wash hand basin inset into vanity draw, W.C.

Rear Garden

Enclosed by boundary walls and fencing and hedge row, patio seating area, astro turf lawn with flower bed borders, outside tap, external, electrical socket, further rear patio.

Outbuilding

15'11" x 8'5" n/t 8'1" (4.85m x 2.57m n/t 2.46m)
Double glazed door and double glazed window to garden, power and light, double doors to side.

Driveway

Brick paved driveway parking for two cars.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

