



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**

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

[www.bluesky-property.co.uk](http://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](mailto: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: E | Property Tenure: Freehold

WOW WOW WOW!! Blue Sky welcomes you to this superb detached family home located on Hencliffe Way in Hanham. The property is ideally located close to local schools, amenities, park, bus stops and river walks, fantastic spot! The current owner has presented this home to a high standard, all set to move in to!! The accommodation comprises: entrance hall, cloakroom, lounge, study, utility area and the impressive kitchen/diner/family area to the ground floor. On the first floor you will find four bedrooms, bedroom one boasting an en-suite and family bathroom with freestanding bath and shower cubicle. Externally the property boasts a rear garden, front garden, driveway parking and garage. Don't miss out on this wonderful home, call today!



**Entrance Hall**  
20'10" max x 6'3" max (6.35m max x 1.91m max)  
Double glazed door and window to side, tiled flooring, under floor heating, stairs to first floor landing, under stairs storage cupboard housing fuse board.

**Cloakroom**  
7'0" x 2'5" (2.13m x 0.74m)  
Double glazed window to side, WC, wash hand basin with vanity, part tiled walls, tiled flooring, under floor heating.

**Kitchen/Diner/Family Area**  
20'4" n/t 18'2" x 22'6" n/t 3'11" (6.20m n/t 5.54m x 6.86m n/t 1.19m)  
Double glazed skylight window, tiled flooring, under floor heating, two double glazed bi-fold doors to rear garden, spotlights, feature island with (one and a half bowl sink and drainer, integral dishwasher, integral wine fridge, breakfast bar and storage), wall and base units, composite worktops, splashbacks, double oven, electric hob, integral fridge/freezer, extractor fan.

**Utility Area**  
4'5" x 8'5" (1.35m x 2.57m)  
Extractor fan, spotlights, tiled flooring, under floor heating, wall mounted gas combi boiler, base units, worktops, sink and drainer, space for washing machine, space for tumble dryer, space for fridge/freezer, wall unit housing under floor heating controls.

**Lounge**  
10'9" max x 14'3" max (3.28m max x 4.34m max)  
Double glazed window to front, feature remote controlled electric fire, door to study, under floor heating.

**Study**  
10'7" x 8'6" (3.23m x 2.59m)  
Double glazed window to front, under floor heating.

**First Floor Landing**  
8'9" 14'1" (2.67m 4.29m)  
Double glazed window to side, loft access (drop down ladder, part boarded, light), airing cupboard housing hot water tank.

**Bedroom One**  
20'6" n/t 16'10" x 11'7" n/t 3'0" (6.25m n/t 5.13m x 3.53m n/t 0.91m)  
Double glazed French doors to rear, security wood feature, two double glazed windows to rear, vaulted ceiling, spotlights, under floor heating, door to en-suite.

**En-Suite**  
4'4" x 8'4" (1.32m x 2.54m)  
Double glazed window to side, WC, wash hand basin with vanity, walk in shower, shaver point, extractor fan, heated towel rail, spotlights, part tiled walls, tiled flooring, under floor heating.

**Bedroom Two**  
13'5" into recess x 10'11" (4.09m into recess x 3.33m)  
Double glazed window to front, radiator, recess area with spotlight.

**Bedroom Three**  
10'10" x 11'10" (3.30m x 3.61m)  
Double glazed window to front, radiator.

**Bedroom Four**  
9'11" x 11'0" (3.02m x 3.35m)  
Double glazed window to rear, radiator.

**Bathroom**  
8'8" x 7'4" (2.64m x 2.24m)  
Double glazed window to side, heated towel rail, two sinks with vanity unit, WC, freestanding bath, tiled flooring, part tiled walls, shower cubicle, spotlights, shaver point, extractor fan.

**Front Garden**  
Mainly laid to lawn and shrubs.

**Rear Garden**  
Enclosed rear garden, side access gate, decking area with canopy and lighting, lawn area, pergola, shrubs and plants, gravel area, outside tap, door to garage.

**Driveway**  
Driveway parking to side of the property for several cars.

**Garage**  
Electric roller door to front, double glazed door to side, power and lighting, fuse board, garage currently used as store and gym.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	81
England & Wales		
EU Directive 2002/91/EC		

