



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.

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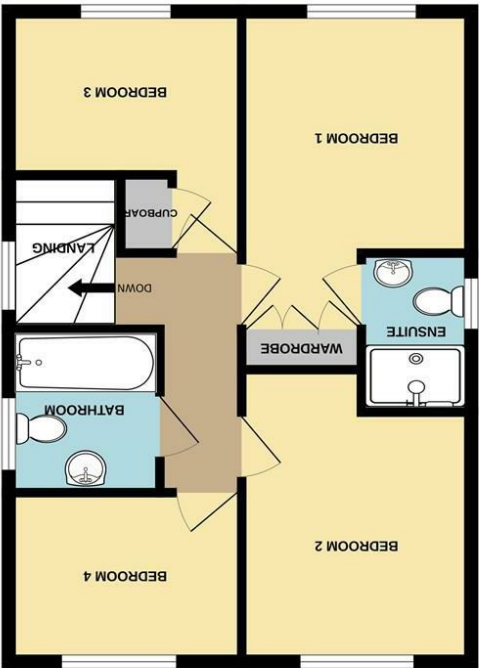
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Get in touch to arrange a viewing!

Like what you see?



1ST FLOOR
515 sq.ft. (47.9 sq.m.) approx.



GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.

TOTAL FLOOR AREA : 1025 sq.ft. (95.2 sq.m.) approx.
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Council Tax Band: E | Property Tenure: Freehold

ALL SAINTS CLOSE, A DETACHED HOUSE WITH NO ONWARD CHAIN! BOOK NOW! This charming four-bedroom detached family home is a splendid opportunity for those seeking a comfortable and spacious living environment. Built in 2006, the property has been lovingly maintained by the current owners since its inception, ensuring a warm and inviting atmosphere throughout. As you enter, you are greeted by an open plan lounge and dining area, perfect for both entertaining guests and enjoying family time. The well-appointed kitchen complements this space, providing a functional area for culinary pursuits. The home boasts four generously sized bedrooms, offering ample space for family members or guests. Additionally, there are two modern bathrooms, ensuring convenience for busy mornings. The property also features a garage and parking for up to three vehicles, a rare find in this sought-after location. With no onward chain, this home is ready for you to move in and make it your own without delay. Situated in a friendly neighbourhood, this residence is close to local amenities, schools, and parks, making it an ideal choice for families. Whether you are looking to settle down or invest in a property with great potential, this detached house offers a perfect blend of comfort, style, and practicality. Don't miss the chance to view this delightful home in Longwell Green.



Hallway
13'9" x 6'8" (4.19m x 2.03m)
Obscure double glazed door into hallway, double glazed window to front, stairs to first floor, storage cupboard under stairs, wood effect flooring, radiator.

WC
6'7" x 3'5" (2.01m x 1.04m)
Obscure double glazed window to front, wash hand basin, WC, storage under sink, tiled flooring, radiator, fuse box on wall.

Lounge
16'7" x 10'9" (5.05m x 3.28m)
Double glazed window to front, radiator, wood effect flooring, opening into dining room.

Dining Room
10'4" x 8'10" (3.15m x 2.69m)
Sliding double glazed patio doors to rear, radiator, wood effect flooring.

Kitchen
14'0" x 10'3" (4.27m x 3.12m)
Double glazed window to rear, the kitchen consists of matching wall and base units with worktops over, 1 & a 1/2 bowl sink with mixer taps & drainer, integrated electric oven & grill, gas hob with extractor hood above, tiled splash backs, wood effect flooring, radiator, under cabinet lighting, opening to utility area, space for the following appliances:- dishwasher & fridge/freezer.

Utility Area
5'5" x 4'8" (1.65m x 1.42m)
Obscure double glazed door to side, matching wall and base units with worktops over, tiled splash backs, storage cupboard housing gas condensing boiler, wood effect flooring, space for the following appliances:- washing machine & tumble dryer.

Landing
10'9" x 5'0" (3.28m x 1.52m)
Double glazed window to side, stairs to ground floor, radiator, loft access.

Bedroom 1
15'7" x 9'6" (4.75m x 2.90m)
Double glazed window to front, built in wardrobes, radiator, ceiling fan.

Ensuite to Bedroom 1
7'1" x 4'3" (2.16m x 1.30m)
Obscure double glazed window to side, walk in shower, wash hand basin, W.C, chrome heated towel rail, storage under sink, wood effect flooring, extractor fan, LED mirror.

Bedroom 2
12'2" x 9'6" (3.71m x 2.90m)
Double glazed window to rear, ceiling fan, radiator.

Bedroom 3
9'11" x 9'9" (3.02m x 2.97m)
Double glazed window to front, airing cupboard housing water tank, radiator.

Bedroom 4
6'11" x 6'9" (2.11m x 2.06m)
Double glazed window to rear, radiator, ceiling fan.

Bathroom
6'9" x 6'3" (2.06m x 1.91m)
Obscure double glazed window to side, bath with shower above, wash hand basin, W.C, radiator, partly tiled splash backs, extractor fan, mirror cabinet.

Front Garden
Step up to front door, porch, gravel areas, outside light.

Rear Garden
Mostly laid to lawn, decking area with gazebo, gravel & patio areas, trees, outside water tap, fences enclosing.

Garage
17'9" x 9'3" (5.41m x 2.82m)
Single garage with up & over door (not in use), current owners have split the garden into 3 sections:- an additional utility area, workshop and storage space, power and lighting, storage in rafters, side door into garage from the rear garden.

Driveway
Driveway parking for 2x cars in front of garage, side gate into garden.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

