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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/drainaged 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.



Council Tax Band: F | Property Tenure: Freehold

WOW WOW WOW!! Blue Sky welcomes you to this superb four double bedroom detached home located in the ever popular area of Hanham in Bristol. The cul-de-sac of Headington Close offers easy access to local schools, amenities, ring road connections and river walks! Perfect spot! The property is immaculately presented throughout and offers spacious accommodation, ideal for any growing family! The accommodation comprises: entrance hall with storage, cloakroom, study, lounge, dining room, kitchen and utility room to the ground floor. On the first floor you will find four good size bedrooms, bedroom one boasting an en-suite and main bathroom. Externally you find a front, side and rear garden, double garage and driveway parking for several cars. This property is one of a kind, its the only one of this design on this estate! Don't miss out!!



Entrance Hall

18'11" x 9'8" n/t 5'9" (5.77m x 2.95m n/t 1.75m)
Spotlights, double glazed door to front, stairs to first floor landing, two radiators, storage cupboard.

Study

9'8" x 8'0" (2.95m x 2.44m)
Two double glazed windows to front, radiator, spotlights, fuse board.

Cloakroom

4'3" x 4'10" (1.30m x 1.47m)
Double glazed window to side, W.C, wash hand basin with vanity, tiled flooring, heated towel rail, part tiled walls.

Lounge

14'7" x 11'9" (4.45m x 3.58m)
Double glazed bay window to front, radiator, spotlights.

Dining Room

9'9" x 11'11" (2.97m x 3.63m)
Double glazed French doors to rear, radiator.

Kitchen

9'1" n/t 8'6" x 14'4" (2.77m n/t 2.59m x 4.37m)
Double glazed window to rear, radiator, spotlights, extractor fan, wall and base units with worktops over, tiled splash backs, double oven, gas hob, cooker hood, sink and drainer, space for fridge/freezer, integral dishwasher, plinth heater.

Utility Room

8'8" x 5'4" (2.64m x 1.63m)
Extractor fan, space for washing machine, space for tumble dryer, 1 1/2 bowl sink and drainer, worktops, tiled splash backs, double glazed door to garage, radiator.

First Floor Landing

7'7" max x 6'7" max (2.31m max x 2.01m max)
Loft access (ladder, part boarded, light), airing cupboard housing hot water tank.

Bedroom One

12'4" x 11'11" (3.76m x 3.63m)
Double glazed window to front, radiator, door to en-suite.

En-Suite

4'3" max x 8'2" max (1.30m max x 2.49m max)
Double glazed window to side, W.C, wash hand basin with vanity, shower cubicle, tiled flooring, extractor fan, heated towel rail, tiled walls.

Bedroom Two

13'1" n/t 5'1" x 14'5" n/t 10'10" (3.99m n/t 1.55m x 4.39m n/t 3.30m)
Two double glazed windows to front, radiator, storage cupboard, spotlights.

Bedroom Three

11'6" max x 11'11" max (3.51m max x 3.63m max)
Double glazed window to rear, radiator, built in wardrobes and drawers.

Bedroom Four

8'3" x 14'4" (2.51m x 4.37m)
Double glazed window to rear, radiator.

Bathroom

6'10" max x 7'4" max (2.08m max x 2.24m max)
Double glazed window to side, W.C, wash hand basin, heated towel rail, tiled flooring, extractor fan, enclosed bath with shower over, shower screen, tiled walls, tiled flooring.

Front/Side Garden

Mainly laid to lawn, trees, shrubs and plants, side access gate.

Rear Garden

Enclosed rear garden, side gate, outside tap, lawn area, shed, shrubs and plants, patio area.

Double Garage/Driveway Parking

Two electric roller doors to front, power and light, eaves storage, outside tap, wall mounted gas boiler, double glazed door to rear garden. Driveway parking for several cars.



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		
	72	80
England & Wales	EU Directive 2002/91/EC	

