



Like what you see?

Get in touch to arrange a viewing!

📞 T: 0117 9328165

✉️ info@bluesky-property.co.uk

📍 28 Ellacombe Road, Bristol, BS30 9BA

See all of our amazing properties

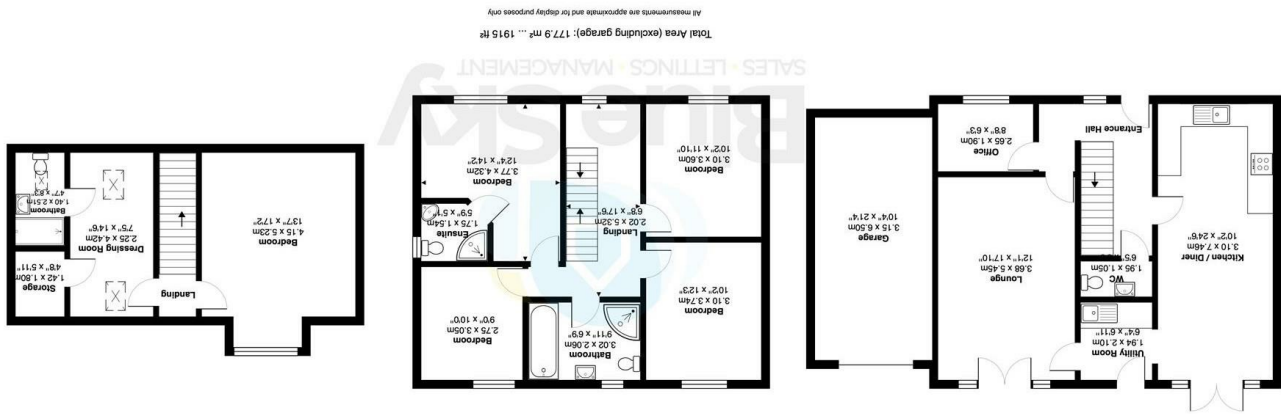
and get lots of help at;

🌐 www.bluesky-property.co.uk

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

**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/draind 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: E | Property Tenure: Freehold

IF YOU NEED SPACE THEN LOOK NO FURTHER THAN THIS STUNNING DETACHED FAMILY HOME ON BATH ROAD!! Built in 2021, this property boasts a contemporary design and comes with the added peace of mind of a six-year NHBC warranty remaining. As you enter, you are greeted by a spacious reception room, ideal for both entertaining guests and enjoying family time. The heart of the home is undoubtedly the expansive kitchen/diner, which is equipped with fitted appliances and provides a delightful space for culinary creativity and family gatherings. A convenient utility room adds to the practicality of this well-designed home and the separate office is perfect for those wanting to work from home. This property features five generously sized bedrooms, ensuring ample space for family and guests alike. The top floor suite is particularly impressive, complete with a bedroom, ensuite and dressing room, offering a private retreat for relaxation. With four bathrooms in total, including a four-piece family suite, two ensembles and a downstairs cloakroom, morning routines will be a breeze for the entire family. Outside, the enclosed South facing rear garden provides a safe and serene space for children to play or for hosting summer barbecues. The property also includes a garage and parking for up to four vehicles, making it ideal for families with multiple cars. In summary, this five-bedroom detached house on Bath Road is a remarkable opportunity for those seeking a modern family home in a desirable location. With its spacious interiors, contemporary features, and convenient amenities, it is sure to impress. Don't miss the chance to make this beautiful property your new home.

Hallway

13'5" max x 9'11" max (4.09m max x 3.02m max)

UPVC obscure double glazed door into hallway, double glazed window to front, stairs to first floor landing, storage cupboard under stairs, wood effect flooring, radiator,

Kitchen / Diner

25'2" x 10'2" (7.67m x 3.10m)

Double glazed window to front, double glazed french doors to rear, 2x double glazed windows to rear, the kitchen consists of matching wall and base units with worktops over, 1 & a 1/2 bowl sink with mixer taps and drainer, tiled flooring, tile splash backs to hob, radiator, the following appliances are integrated:- electric cooker, induction hob with extractor

hood above, dishwasher, space for American style fridge/freezer,

Utility Room

7'7" x 6'4" (2.31m x 1.93m)

Opening from kitchen/diner, obscure double glazed door to rear, matching wall and base units with worktops over, stainless steel sink with mixer tap and drainer, space for washing machine and tumble dryer, tiled flooring, extractor fan, gas combi boiler,

Cloakroom

3'5" x 6'4" (1.04m x 1.93m)

W.C, wash hand basin with storage, wood effect flooring, extractor fan, radiator,

Study

6'2" x 8'8" (1.88m x 2.64m)

Double glazed window to front, radiator, wood effect flooring,

Lounge

18'0" x 12'0" (5.49m x 3.66m)

Double glazed french doors to rear, 2x double glazed windows, radiator,

First Floor Landing

17'5" max x 10'0" max (5.31m max x 3.05m max)

Double glazed window to front, stairs to ground floor, radiator,

Bedroom 2

14'2" max" x 12'4" max (4.32m max" x 3.76m max)

Double glazed window to front, radiator, built in wardrobe and shelving,

Ensuite to Bedroom 2

5'0" x 5'8" (1.52m x 1.73m)

Obscure double glazed window to side, walk in shower cubicle, wash hand basin with storage, W.C, tile effect flooring, part tile walls, heated towel rail,

Bedroom 3

12'3" x 10'2" (3.73m x 3.10m)

Double glazed window to rear, radiator,

Bedroom 4

11'9" x 10'2" (3.58m x 3.10m)

Double glazed window to front, radiator,

Bedroom 5

10'0" x 9'0" (3.05m x 2.74m)

Double glazed window to rear, radiator,

Bathroom

6'8" x 9'11" (2.03m x 3.02m)

Obscure double glazed window to rear, 4 piece suite

consisting of walk in shower cubicle, bath, W.C and wash hand basin with storage, radiator, extractor fan, wood effect flooring, part tiled walls, shaver point,

Second Floor Landing

5'10" x 3'2" (1.78m x 0.97m)

Stairs to first floor landing,

Bedroom 1

17'1" max x 13'7" (5.21m max x 4.14m)

Double glazed window to rear, radiator,

Ensuite to Bedroom 1

8'3" x 4'7" (2.51m x 1.40m)

Velux double glazed window to front, walk in shower cubicle, wash hand basin with storage, W.C, wood effect flooring, part tiled walls, extractor fan, shaver points, radiator,

Dressing Room

14'5" x 7'5" (4.39m x 2.26m)

2x velux double glazed windows, radiator, storage unit and wardrobes,

Storage Room

5'10" x 3'8" (1.78m x 1.12m)

Storage unit with shelving and rails,

Front

Gated access to front door, walls and fencing enclosing, raised borders with slate and bushes, outside lighting, pathway to gated side access,

Rear Garden

Mostly laid to lawn, trees, bushes and patio areas, fences enclosing, outside water tap, power and lighting, shed, gated side access to front, steps down to side gate providing access to garage & driveway,

Garage

21'0" x 10'3" (6.40m x 3.12m)

Electric roller door, power and lighting,

Driveway

Off street parking for three cars,

