



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 in the 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.

The Important Bit!

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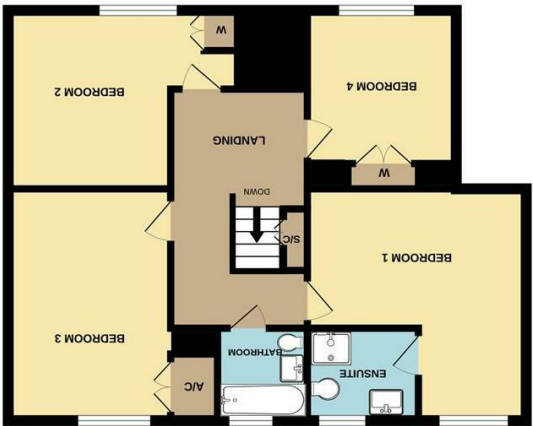
28 Ellacombe Road, Bristol, BS30 9BA

info@bluesky-property.co.uk

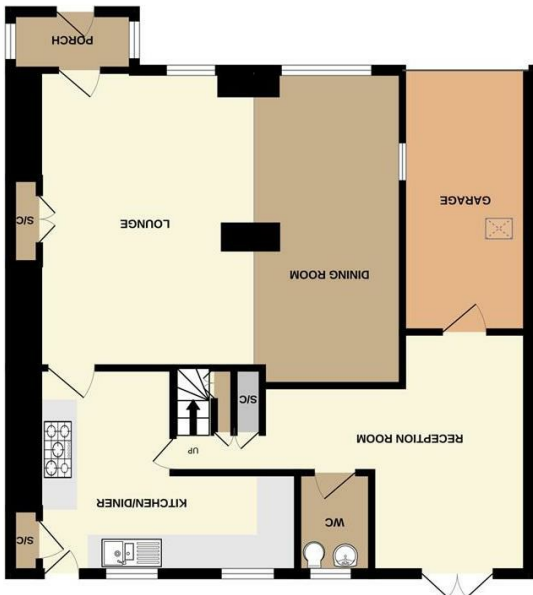
T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



1ST FLOOR



GROUND FLOOR



Council Tax Band: E | Property Tenure: Freehold

EXTENDED DETACHED CHARMING COTTAGE!! Blue Sky are thrilled to offer for sale this superb four bedroom home located on Cadbury Heath Road. This secluded spot offers easy access to local amenities, school and good road links to the ring road. The property is bursting with period features including exposed stone walls and beams and offers spacious accommodation to both floors and a fantastic size rear garden. The accommodation comprises: entrance porch, lounge, dining room, kitchen/diner, cloakroom and additional reception room to the ground floor. On the first floor you will find four double bedrooms (bedroom one boasting an en-suite) and the main bathroom. Externally you will find the garage, driveway parking and a low maintenance rear garden. This home must be viewed to appreciate all there is to offer!!



Front Porch
3'2" x 6'8" (0.97m x 2.03m)
Double glazed door to front, two double glazed windows, fuse board, tiled floor.

Lounge
13'2" x 15'10" into fire recess (4.01m x 4.83m into fire recess)
Double glazed window to front, feature fireplace with wood burner, radiator, door to porch, storage cupboard, feature beams.

Dining Room
14'0" max x 8'0" (4.27m max x 2.44m)
Double glazed window to front, radiator, window to garage, fireplace, exposed stone work, recess feature, feature beams.

Reception Room Three
13'10" n/t 3'1" x 15'5" n/t 10'11" (3.99m n/t 0.94m x 4.70m n/t 3.33m)
Double glazed French doors to rear, radiator, storage cupboard, door to garage, door to cloakroom.

Kitchen/Diner
13'10" n/t 5'2" x 15'7" n/t 11'4" (4.22m n/t 1.57m x 4.75m n/t 3.45m)
Radiator, wall and base units with worktops over, 1 1/2 bowl sink and drainer, tiled flooring, integral slimline dishwasher, two double glazed windows to rear, space for washing machine, double glazed door to rear, cooker hood, exposed stone work, gas range cooker, storage cupboard with window, L shape room, door to lounge and inner hall.

Cloakroom
5'1" x 3'11" (1.55m x 1.19m)
Double glazed window to rear, W.C, wash hand basin, radiator, extractor fan.

Inner Hall
3'1" max x 4'5" max (0.94m max x 1.35m max)
Radiator, stairs to first floor landing, storage cupboard.

First Floor Landing
12'11" x 8'6" n/t 7'5" (3.94m x 2.59m n/t 2.26m)
Loft access (boarded, light), storage cupboard on stairs, feature beams.

Bedroom One
11'8" n/t 5'7" x 15'2" n/t 8'9" (3.56m n/t 1.70m x 4.62m n/t 2.67m)
Double glazed window to rear, L shape room, radiator, loft access (boarded, light and power), door to en-suite.

En-Suite
5'6" x 6'0" (1.68m x 1.83m)
Double glazed window to rear, radiator, extractor fan, shower cubicle, W.C, wash hand basin, tiled and UPVC walls.

Bedroom Two
11'10" x 9'8" to a/c (3.61m x 2.95m to a/c)
Double glazed window to rear, radiator, feature beams, airing cupboard housing gas boiler and hot water tank.

Bedroom Three
12'6" n/t 7'1" x 13'0" n/t 8'0" (3.81m n/t 2.16m x 3.96m n/t 2.44m)
Double glazed window to front, L shape room, radiator, feature beams, fitted wardrobe, floor boards.

Bedroom Four
12'3" x 8'0" (3.73m x 2.44m)
Double glazed window to front, radiator, storage cupboard, feature beams, floor boards.

Bathroom
5'3" x 5'10" (1.60m x 1.78m)
Double glazed window to rear, radiator, W.C, wash hand basin, tiled walls, enclosed bath with shower head off taps, built in cabinet.

Garage
14'2" x 6'10" (4.32m x 2.08m)
Door to reception room three, outside tap, roller door to front, power and light, stop tap, skylight window, window to dining room.

Front/Parking
Accessed via shared driveway, side gate to rear garden, driveway parking to front for two cars.

Rear Garden
Enclosed rear garden, side access gate, three sheds, wooden bar, lawn, pond, decking area.

