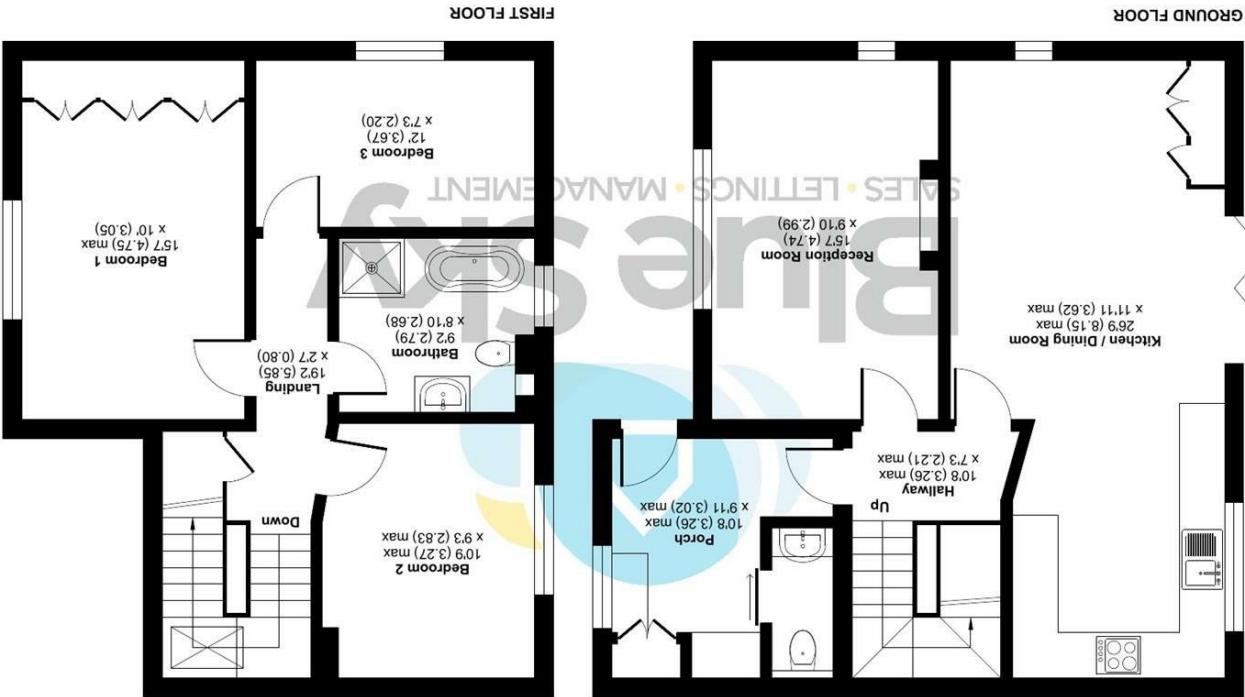




Cherry Gardens, Bitton, Bristol, BS30

Approximate Area = 1163 sq ft / 108 sq m
 For identification only - Not to scale



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!

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Council Tax Band: B | Property Tenure: Freehold

THIS DELIGHTFUL SEMI-DETACHED FAMILY HOME OFFERS A PERFECT BLEND OF COMFORT & MODERN LIVING!! Positioned in the charming area of Cherry Gardens, Bitton, with three generously sized double bedrooms, this property is ideal for families seeking space and convenience. Upon entering, you are welcomed by a bright and airy porch that leads into a spacious hallway. The heart of the home is undoubtedly the modern fully fitted kitchen and diner, which provides an excellent space for family meals and entertaining guests. The adjoining lounge is equally inviting, offering a comfortable area to relax and unwind after a long day. The property has been meticulously maintained by the current owners, ensuring that it is presented to a high standard throughout. The bathroom & cloakroom are well-appointed, catering to the needs of a busy family. Outside, the home boasts ample driveway parking for up to four vehicles, a rare find in this area. The front, side & rear gardens provide additional outdoor space, perfect for children to play or for enjoying the fresh air. Conveniently located within walking distance to Bristol & Bath Cycle Path, this property offers easy access to local amenities, schools, and transport links, making it an ideal choice for those looking to enjoy the best of both suburban and city living. This semi-detached house is not just a home; it is a lifestyle waiting to be embraced. Don't miss the opportunity to make it yours.



Entrance Porch

10'8" x 9'11" (3.25m x 3.02m)
Obscured double glazed door into porch, double glazed window to front, Velux window, built in storage unit with cupboards, box & desk space, tiled flooring, spotlights, radiator,

Cloakroom

WC, wash hand basing with storage underneath, chrome heated towel rail, tiled floor, partly tiled walls, extractor fan, spotlights,

Hallway

10'8" x 7'3" (3.25m x 2.21m)
Velux window, stairs to first floor landing, storage cupboard downstairs, wood effect flooring, fusebox, wood effect flooring,

Lounge

15'7" x 9'10" (4.75m x 3.00m)
Double glazed windows x 2 to front & side, electric feature fireplace, wood effect flooring, radiator,

Kitchen / Diner

26'9" x 11'11" (8.15m x 3.63m)
Bifold double glazed doors to to garden, double glazed windows x 2 to rear & side, the kitchen consists of matching wall & base units with worktops, sink with mixer taps & drainer, entertainment wall with storage, wood effect flooring, spotlights, radiators x 2, the following appliances are built in:- double electric oven with grill & microwave, induction hob with extractor hood above, fridge/freezer, washing machine & dishwasher,

Landing

19'2" x 2'7" (5.84m x 0.79m)
Stairs to ground floor, storage cupboard with space for tumble dryer, loft access - ladder, partly boarded, light, insulated & gas combi boiler,

Bedroom 1

15'7" x 10'0" (4.75m x 3.05m)
Double glazed window to front, built in wardrobes, radiator,

Bedroom 2

12'0" x 7'3" (3.66m x 2.21m)
Double glazed window to rear, radiator,

Bedroom 3

10'9" x 9'3" (3.28m x 2.82m)
Double glazed window to side, radiator,

Bathroom

9'2" x 8'10" (2.79m x 2.69m)
Obscured double glazed window to rear, 4 piece bathroom suite consisting of an oval bath, walk in shower with rain fall feature shower head & additional shower hose, wash hand basin with storage underneath, VWC, heated towel rail, extractor fan, tiled flooring & walls, spotlights,

Rear Garden

Low maintenance rear garden with astro turf & x2 decking areas, raised border & seating, fences enclosing, outside lighting & water tap,

Front Garden

Mostly laid to lawn with trees, bushes & gravel areas, fences enclosing, pathway to front door, outside lighting, power & water taps, side gate to rear,

Side Garden

Play area with rubber sustainable chippings, fences enclosing, shed,

Driveway

Gravel driveway providing parking for 4 vehicles,



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 