




SALES • LETTINGS • MANAGEMENT

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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 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.




GROUND FLOOR
267 sq. ft. (24.8 sq. m.) approx.

1ST FLOOR
377 sq. ft. (35.0 sq. m.) approx.

2ND FLOOR
383 sq. ft. (35.6 sq. m.) approx.

TOTAL FLOOR AREA: 1028 sq. ft. (95.5 sq. m.) approx.
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Blue Sky

4 Greendown, Bristol, BS5 8BS

£425,000



Council Tax Band: B | Property Tenure: Freehold

SANCTUARY IN THE CITY!! This charming home offers breathtaking views and direct access to the stunning Troopers Hill Nature Reserve. This property combines the best of city living with a true escape into nature. With three well-proportioned bedrooms and two bathrooms, this property is ideal for families or those seeking extra space. Spanning three floors, the home provides ample room for both relaxation and entertainment. The current owners have taken great care to maintain the property throughout, ensuring it is in excellent condition for its next occupants. One of the standout features of this home is the stunning 90ft mature rear garden, which has been thoughtfully landscaped over four levels. This outdoor space is perfect for gardening enthusiasts or for simply enjoying the beauty of nature in a tranquil setting. The ground floor boasts a convenient downstairs shower room, adding to the practicality of the home. Additionally, the property benefits from an integral garage & driveway parking, a valuable asset in this sought-after area. With easy access to the city, you can enjoy all the amenities and entertainment options Bristol has to offer. Yet, just a leisurely stroll away, you'll find yourself surrounded by the tranquillity of Troopers Hill Nature Reserve and Conham River Park, perfect for those who appreciate the great outdoors. The beautiful views and welcoming atmosphere presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-maintained residence. Don't miss the chance to make this lovely house your new home.



Hallway
11'8" x 6'0" (3.56m x 1.83m)
Obscure UPVC double glazed door into hallway, double glazed obscure window to front, stairs to first floor landing, tiled flooring, radiator.

Shower Room
4'4" x 5'11" (1.32m x 1.80m)
Walk in shower cubicle, wash hand basin, W.C, heated towel rail, extractor fan, tiled flooring, part tiled walls.

First Floor Landing
2'5" x 3'0" (0.74m x 0.91m)
Stairs to ground floor, door into lounge.

Lounge
13'9" x 16'9" (4.19m x 5.11m)
2x double glazed windows to front, gas fireplace with surround, stairs to second floor landing, radiator.

Dining Room
9'8" x 7'11" (2.95m x 2.41m)
Double glazed french doors to rear, radiator, opening to kitchen, wood effect flooring.

Kitchen
9'8" x 8'5" (2.95m x 2.57m)
Double glazed window to rear, the kitchen consists of matching wall and base units with worktops over, 1 & a 1/2 bowl stainless steel sink with mixer taps and drainer, integrated electric oven, grill, gas hob and extractor hood above, part tiled splash backs, spotlights, gas combi boiler, wood effect flooring, space for following appliances:- washing machine, dishwasher and fridge/freezer.

Second Floor Landing
9'3" x 6'5" nt 3'1" (2.82m x 1.96m nt 0.94m)
Stairs to first floor, loft access.

Bedroom 1
11'11" x 7'9" (3.63m x 2.36m)
Double glazed window to front, storage cupboard and shelving, radiator.

Bedroom 2
11'1" x 10'0" (3.38m x 3.05m)
Double glazed window to rear, radiator.

Bedroom 3
7'11" x 7'0" (2.41m x 2.13m)
Double glazed window to front, radiator.

Bathroom
5'6" x 6'4" (1.68m x 1.93m)
Obscure double glazed window to rear, bath with shower above, wash hand basin, W.C, chrome heated towel rail, tiled flooring and walls.

Front / Driveway
Steps up to front door, parking for 1x car on driveway, shrubs, access to Troopers Hill Nature Reserve immediately adjacent.

Rear Garden
Mature 90ft rear garden, landscaped over four levels, the ground level consists of patio, outside water tap, lights and walls enclosing, steps leading up to second level which is mostly laid to lawn with borders, shrubs and trees, fences and bushes enclosing, further steps up to the third level which is mostly laid to lawn with wild flowers, trees and shrubs, fences and bushes enclosing, final steps up the fourth level which is a wild flower garden with bushes & trees.

Integral Garage
16'4" x 10'4" (4.98m x 3.15m)
Up and over door, door from hallway into garage, plumbing for washing machine and space for tumble dryer, storage in rafters, power and lighting.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 