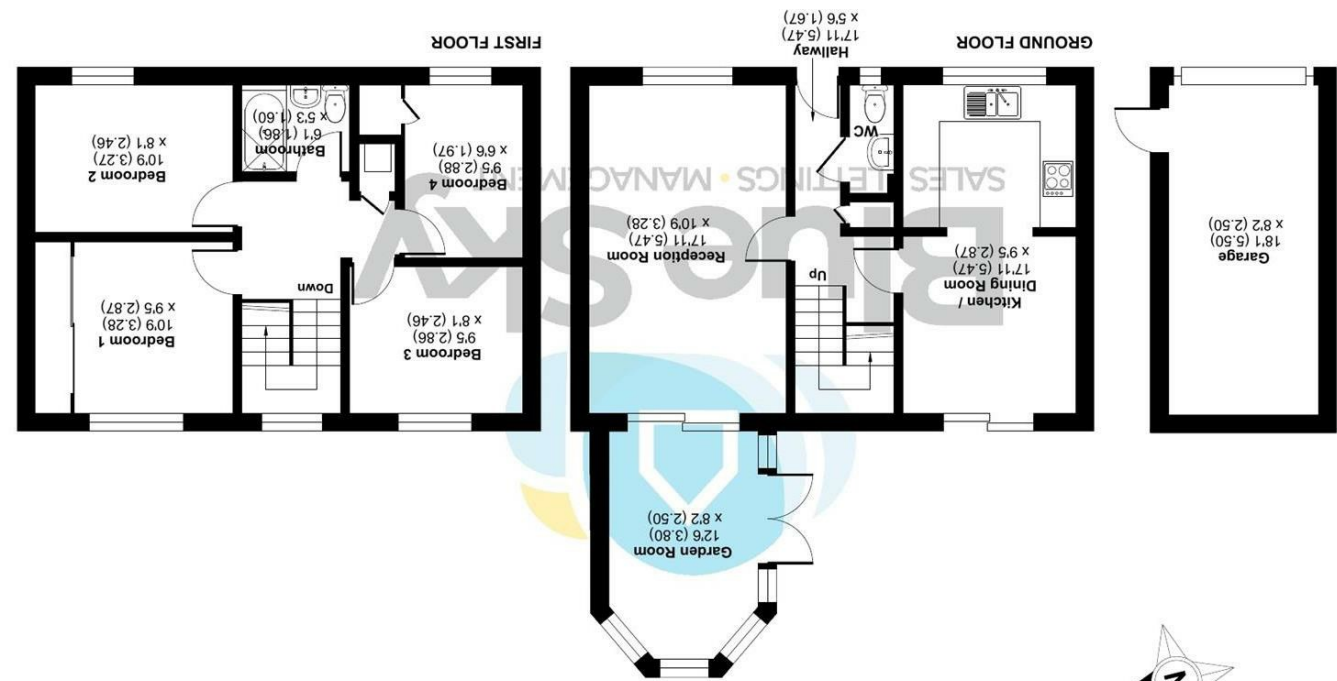




Footshill Close, Bristol, BS15

Approximate Area = 1059 sq ft / 98.3 sq m
Garage = 148 sq ft / 13.7 sq m
Total = 1207 sq ft / 112.1 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. 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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Like what you see?



Council Tax Band: D | Property Tenure: Freehold

CUL-DE-SAC LOCATION! Nestled in the popular cul-de-sac of Footshill Close in Hanham, Bristol, this attractive four-bedroom detached home offers a perfect blend of comfort and convenience. With its prime location, you will find yourself close to local schools, amenities and the vibrant Hanham High Street, making it an ideal choice for families and professionals alike. Upon entering the property, you are greeted by a welcoming hall that leads to two spacious reception rooms, including a delightful lounge and a charming garden room, perfect for relaxation or entertaining guests. The well-appointed kitchen/diner provides a wonderful space for family meals and gatherings, while a convenient cloakroom adds to the practicality of the ground floor. Upstairs, you will discover four bedrooms and the main bathroom. Outside, the property boasts a good-sized rear garden, complete with a summer house, offering a tranquil retreat for outdoor enjoyment. Additionally, the garage and driveway ensures that parking is never a concern. This delightful home is not just a property; it is a lifestyle choice. Don't miss the opportunity to make this charming house your new home.



Entrance Hall
17'11 x 5'6 (5.46m x 1.68m)
Double glazed door to front, under stairs storage area, stairs to first floor landing, feature radiator, wood effect flooring, storage cupboard.

Cloakroom
Double glazed window to front, W.C, wash hand basin, wood effect flooring, feature radiator, ceiling coving, wood panelling.

Kitchen/Diner
17'11 x 9'5 (5.46m x 2.87m)
Double glazed patio doors to rear garden, feature radiator, wall and base units with worktops over, integrated washing machine, space for fridge/freezer, one and a half bowl sink and drainer, tiled splashbacks, electric hob, electric double oven, cooker hood, wood effect flooring, breakfast bar, water softener system, waste disposal unit, integrated dishwasher, window shutters, wall unit housing fuse board.

Lounge
17'11 x 10'9 (5.46m x 3.28m)
Double glazed window to front, coved ceiling, feature tall radiator, electric fire and surround, double glazed patio doors to garden room.

Garden Room
12'6 x 8'2 (3.81m x 2.49m)
Double glazed windows, of brick and UPVC construction, spotlights, feature radiator, double glazed French doors to rear garden.

First Floor Landing
Double glazed window to rear, loft access (with drop down ladder, light and part boarded), airing cupboard housing gas combination boiler and a radiator.

Bedroom One
10'9 x 9'5 (3.28m x 2.87m)
Double glazed window to rear, feature radiator, fitted wardrobes with sliding doors.

Bedroom Two
10'9 x 8'1 (3.28m x 2.46m)
Double glazed window to front, feature radiator.

Bedroom Three
9'5 x 8'1 (2.87m x 2.46m)
Double glazed window to rear, radiator, coved ceiling.

Bedroom Four
9'5 x 6'6 (2.87m x 1.98m)
Double glazed window to front, feature radiator, built-in storage cupboard with shelving.

Bathroom
6'1 x 5'3 (1.85m x 1.60m)
Double glazed window to front, W.C, wash hand basin, enclosed bath with shower over and a shower head off taps, shower screen, part tiled walls, tiled effect flooring, feature radiator.

Front Garden
Canopy and pillars to front, outside light, astro turf, flower and shrub boarders, outside tap, path to front door, outside power.

Garage
18'1 x 8'2 (5.51m x 2.49m)
Stable door to side, electric roller door to front, power and light, sensor light, shelving and racks.

Driveway Parking
Tandem parking for two cars on the driveway, utility meters, side gate to rear garden.

Rear Garden
Enclosed rear garden, astro turf, decking area, side gate, outside power sockets, outside lights, chippings, shrubs and plants, rear gate to a strip of land to maintain rear fence, green house.

Summer House
9'10 x 6'7 (3.00m x 2.01m)
With light and power, door and window.



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		
	70	81
England & Wales		
EU Directive 2002/91/EC		

