



Approximate Area = 737 sq ft / 68.4 sq m  
 Garage = 204 sq ft / 18.9 sq m  
 Total = 941 sq ft / 87.3 sq m  
 For identification only - Not to scale

**Bluebell Way, Emersons Green, Bristol, BS16**



**25 Bluebell Way, Emersons Green, Bristol, BS16 7HY**  
**Offers In Excess Of £350,000**



**Like what you see?**  
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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 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/drailed 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: C | Property Tenure: Freehold

WOW WOW WOW!! Blue Sky welcomes you to this stunning approx 2016 built semi-detached home located on Bluebell Way in the desirable development of Lyde Green. The current owner has presented and maintained this home to a very high standard, we think its a cut above the rest! The home itself offers spacious and light accommodation over two floors and is located at the end of this cul-de-sac! The accommodation comprises: entrance hall with stairs to the first floor, cloakroom, lounge and the beautiful kitchen/diner. The first floor offers three good size bedrooms (bedroom one boasting an en-suite) and the main bathroom. Externally you will find a garage and driveway parking and a superb size rear garden. Location is ideal as ring road connections are close by, as well as the many amenities located in and around the development and cycle track, fantastic location! This home won't hang around so call today to arrange your viewing!



**Entrance Hall**

4'1" x 3'10" (1.24m x 1.17m)  
Double glazed window to front, stairs to first floor landing, radiator, wall unit housing fuse board.

**Cloakroom**

Double glazed window to front, W.C, wash hand basin, part tiled walls, radiator.

**Lounge**

14'4" max x 12'1" max (4.37m max x 3.68m max)  
Double glazed window to front, radiator, wall panelling, under stairs storage cupboard.

**Kitchen/Diner**

15'3" x 7'11" (4.65m x 2.41m)  
Double glazed French door to rear, double glazed window to rear, wall and base units with work tops over, Belfast style sink with drainer built into worktop, wall panelling, tiled splash backs, double electric oven, gas hob, cooker hood, radiator, integrated fridge/freezer, integrated washing machine, integrated dishwasher, unit housing gas combi boiler, spotlights.

**First Floor Landing**

6'11" x 5'11" (2.11m x 1.80m)  
Storage cupboard, loft access.

**Bedroom One**

11'9" max x 9'7" max (3.58m max x 2.92m max)  
Double glazed window to front, radiator, storage cupboard, door to en-suite

**En-Suite**

6'4" x 5'3" (1.93m x 1.60m)  
Double glazed window to front, spotlights, shower cubicle, W.C, wash hand basin, extractor fan, heated towel rail.

**Bedroom Two**

8'10" x 7'7" (2.69m x 2.31m)  
Double glazed window to rear, radiator.

**Bedroom Three**

7'7" x 6'2" (2.31m x 1.88m)  
Double glazed window to rear, radiator.

**Bathroom**

6' x 5'8" (1.83m x 1.73m)  
Double glazed window to side, W.C, wash hand basin, enclosed bath, part tiled walls, radiator, extractor fan, spotlights.

**Front Garden**

Path to front door, part lawn, part gravel and chipping, gate to side.

**Rear Garden**

Enclosed rear garden, gravel area, outside tap, lawn area, side gate, patio area, tree/shrub, door to garage, decking area.

**Garage**

20' x 10'2" (6.10m x 3.10m)  
Up and over door to front, double glazed door to side, light and power, eaves storage.

**Driveway**

Driveway parking for one car in front of the garage.

**Agent Note**

The vendor has advised there is a site fee of £207.04 per year. This covers maintenance of the development. The charge is reviewed yearly.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

