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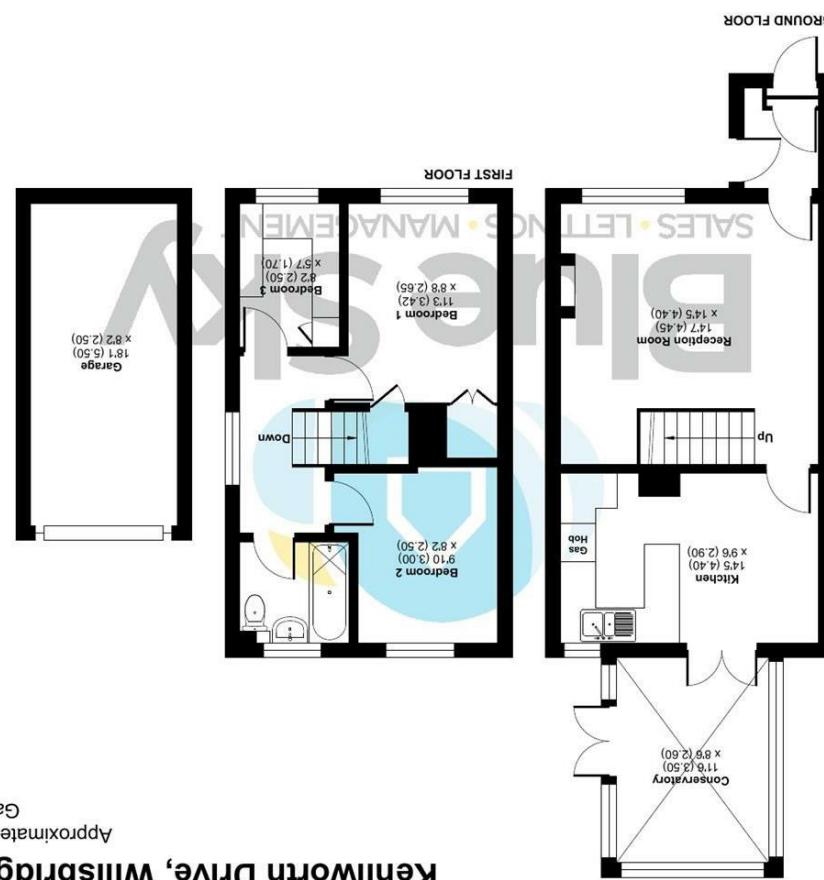
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28 Ellacombe Road, Bristol, BS30 9BA

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Get in touch to arrange a viewing!

The logo for Blue Sky, featuring the word "Blue" in a blue sans-serif font above the word "Sky" in a larger, bold blue sans-serif font. Below the text is a stylized graphic of three overlapping semi-circles in blue, teal, and yellow, with a white shield-like shape in the center.



A compass rose symbol with the letter 'N' in the center, indicating the cardinal direction North.

16 Kenilworth Drive, Willsbridge, Bristol, BS30 6UP

Offers In Excess Of £325,000





Council Tax Band: C | Property Tenure: Freehold

Welcome to your new home! Nestled in the charming area of Willsbridge, Bristol, this well-presented semi-detached house on Kenilworth Drive offers a delightful family home. With three bedrooms, this property is perfect for those seeking comfort and convenience. The inviting reception room provides a warm welcome, while the kitchen/diner is ideal for family meals and entertaining guests. The adjoining conservatory boasts lovely views, creating a serene space to relax and enjoy the surrounding scenery. The property features driveway parking as well as a single garage for additional storage or secure parking. The rear of the house offers picturesque views, including the historic Willsbridge Mill, enhancing the tranquil atmosphere of the home. Families will appreciate the proximity to local school, making the morning school run a breeze. This semi-detached house is not only a practical choice but also a wonderful opportunity to enjoy the peaceful lifestyle that Willsbridge has to offer. With its blend of modern living and scenic surroundings, this property is sure to attract those looking for a perfect family abode. Don't miss the chance to make this charming house your new home.



Entrance Hall

Double glazed door to side, tiled flooring, shelves, door to lounge, wall unit housing fuse board.

Lounge

14'7" x 14'5" (4.45m x 4.39m)
Double glazed window to front, tiled flooring, gas fire with surround (disconnected), stairs to first floor landing, warm air vent.

Kitchen/Diner

14'5" x 9'6" (4.39m x 2.90m)
Double glazed window to rear, double glazed French doors to conservatory, tiled flooring, wall and base units, worktops, spotlights, tiled splashbacks, space for fridge/freezer, space for washing machine, gas hob, Neff cooker hood, double oven, wine rack, under unit lighting, 1 1/2 sink and drainer into worktop, warm air heating system, integrated dishwasher.

Conservatory

11'6" x 8'6" (3.51m x 2.59m)
Tiled flooring, double glazed windows, double glazed French door to rear garden, ceiling fan.

First Floor Landing

Double glazed window to side, two air heating vents.

Bedroom One

11'3" x 8'8" (3.43m x 2.64m)
Double glazed window to front, air heating vent, loft access (with drop down ladder).

light, part boarded and gas combi boiler for hot water only), built in wardrobe, over stairs storage cupboard, ceiling fan/light.

Bedroom Two

9'10" x 8'2" (3.00m x 2.49m)
Double glazed window to rear, air heating vent.

Bathroom Three

8'2" x 5'7" (2.49m x 1.70m)
Double glazed window to front, air heating vent, built in desk, shelves and storage.

Bathroom

Double glazed window to rear, W.C. wash hand basin with vanity, enclosed bath with shower over, shower screen, tiled flooring, spotlights, air heating vent, part tiled walls, extractor fan, shaver points.

Front/Driveway

Gated side access, outside store housing gas meter, brick paved driveway.

Rear Garden

Outside tap, outside power, gated side access, patio area, shed, border of plants and shrubs, pebbles, views to rear.

Garage

Single garage located in a block near to the property. Up and over door to front.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

