



**Ellicks Close,
Bristol, BS32 0EU**

PRICE: £495,000

Property Features

- Detached Family Home
- Four Bedrooms
- Lounge
- Dining Room
- Conservatory
- Downstairs WC
- En-Suite Shower Room
- Garage
- Cul-De-Sac Location

Full Description

Description

Tucked away in the peaceful cul-de-sac of Ellicks Close in Bradley Stoke, Bristol, this detached four-bedroom home offers bright and airy accommodation. Upon entering, you are greeted by a spacious lounge complemented by a separate dining room ideal for entertaining guests. The delightful conservatory extends the living space that connects you with the beautifully landscaped gardens outside.

The property boasts four bedrooms, The master bedroom features an en-suite bathroom, while a family bathroom serves the remaining bedrooms.

The property also includes a garage and additional parking, making it convenient for families with multiple vehicles.

This home is not only well-appointed but also situated in a desirable location, close to local amenities and excellent transport links. It presents an ideal opportunity for those seeking a spacious family home in a peaceful setting. Do not miss the chance to make this delightful property your own.

Entrance Hall

Entrance via part double glazed front door with leaded double glazed side panel to entrance hall, metre box, stairs to first floor accommodation, wood flooring, double radiator.

Cloakroom

UPVC obscure double glazed leaded window to front aspect, white suite comprising WC, wash hand basin with vanity unit under, tiled splash backs, wood flooring, radiator.

Living Room

17'5 x 11'10 (5.31m x 3.61m)

UPVC double glazed leaded window to front aspect, marble fire place and hearth with coal effect gas fire, coving, TV point, glazed double doors leading to -

Dining Room

12'1 x 9'11 (3.68m x 3.02m)

UPVC double glazed French doors to conservatory, coving, double radiator.

Conservatory

10'10 x 8'8 (3.30m x 2.64m)

UPVC double glazed windows to three sides, UPVC double glazed French doors to rear garden,



Kitchen
 12'1 x 8'7 (3.68m x 2.62m)
 UPVC double glazed leaded window to rear aspect, UPVC part double glazed door to rear garden, range of cream fitted wall and base units with quartz work surfaces over, matching splash backs, one and a half bowl sink unit with inset drainer, and mixer tap, integral electric hob, with cooker hood over, built in electric oven and combi microwave, built in washing machine, slimline dishwasher, under stairs pantry, wooden flooring,

Landing
 UPVC double glazed leaded window to side aspect, access to loft space, airing cupboard housing combination boiler.

Bedroom 1
 12'1 x 11'10 (3.68m x 3.61m)
 UPVC double glazed leaded window to rear aspect, range of fitted Sharps wardrobes, coving, radiator, door to -

En-Suite
 7'1 x 4'9 (2.16m x 1.45m)
 UPVC obscure double glazed leaded window to side aspect, white suite comprising WC, wash hand basin with vanity unit under, walk in shower cubicle, tiled walls, laminate flooring, shaver/light point, radiator.

Bedroom 2
 12'3 x 11'10 (3.73m x 3.61m)
 UPVC double glazed leaded window to front aspect, built in Sharps double wardrobe, coving, double radiator.

Bedroom 3
 9'0 x 6'8 (2.74m x 2.03m)
 UPVC double glazed leaded window to rear aspect, coving, radiator.

Bedroom 4
 6'10 x 6'8 (2.08m x 2.03m)
 UPVC double glazed leaded window to front aspect, laminate flooring, radiator.

Bathroom
 7'11 x 6'4 (2.41m x 1.93m)
 UPVC obscure double glazed window to side aspect, white suite comprising WC, pedestal wash hand basin, panelled bath with shower over, tiled walls, coving, shaver/light point, radiator.

Rear Garden
 Landscaped area laid to paved patio and seating areas, rockery, outside tap & light, gate to potting area, gate to driveway, door to garage.

Front Garden
 Laid to blocked paved driveway, gate to rear garden, shingle and rockery area.

Garage
 Detached garage with up and over door, over head storage, power and light. part glazed door to rear garden.



Energy Efficiency Rating	
Current	Potential
	84
71	

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

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

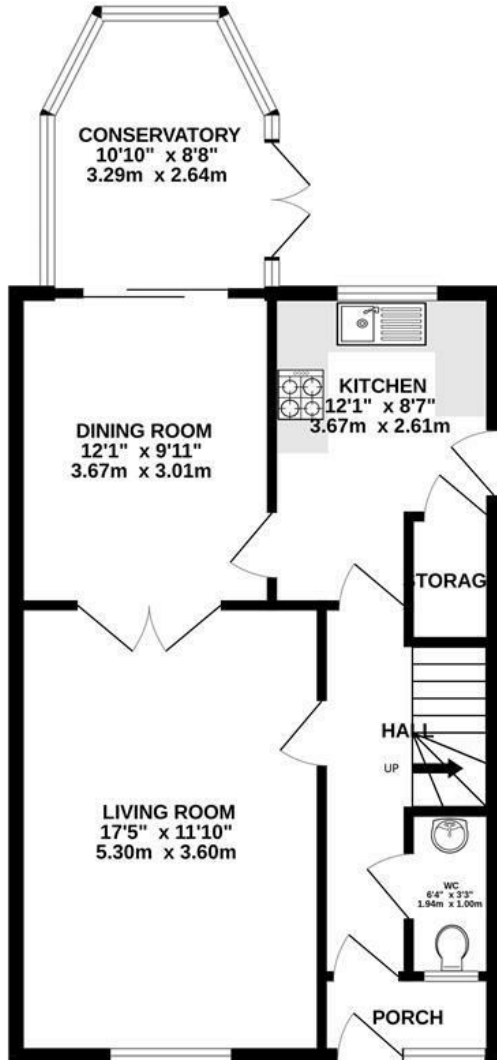
(21-38) F

(1-20) G

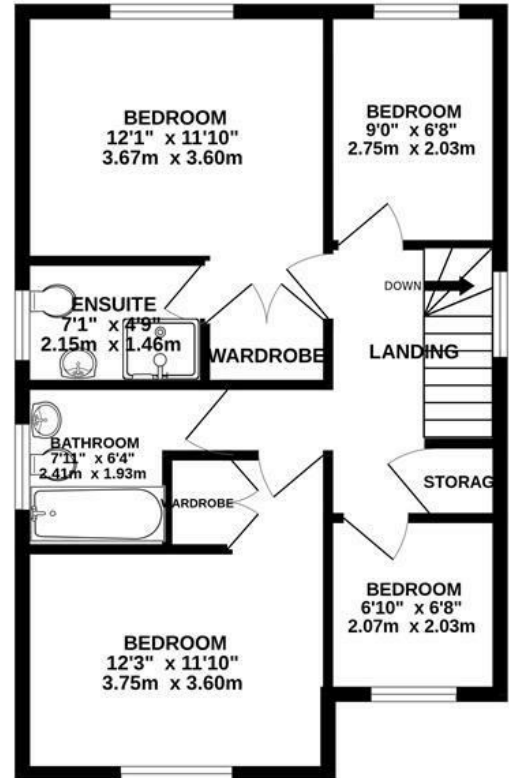
Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 1151 sq.ft. (107.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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