



70 Ellacombe Road, Bristol, BS30 9BW

£495,000

- Extended Four Bedroom Family Home
- 0.2 Miles from Longwell Green Primary School
- Driveway & Garage
- Generous Rear Garden
- Semi Detached Property
- Kitchen/Diner
- Four Piece Bathroom & Downstairs WC
- Refurbished Throughout

Offered to the market his extended, four bed family home is ready for its new owners. Situated on the ever-popular Ellacombe Road this property offers plenty of living and social space both inside and out.

Upon entry you are welcomed into a hallway space before flowing through into the spacious living room. The living room itself spans an impressive 18'8ft in length with a large window to the front, filling the space with natural light. This space is large enough for all the family and an ideal spot to relax at the end of the day. Useful built-in storage provides a perfect place to leave coats and shoes out of sight.

To the rear is the heartbeat of this home, the impressive kitchen/diner that covers the entire width of the house. A real social space, perfect for hosting friends and family. The kitchen itself features integrated appliances alongside plenty of storage and worktop space. In the summer this space can be expanded further out onto the patio. A brilliant spot for alfresco dining.

The ground floor is complete with a handy cloakroom WC, a modern must for growing families, additionally there is a newly refurbished utility space that also provides access to the garage.

Upstairs are four good sized bedrooms, three of which are generous doubles, the largest of which is approaching 13ft wide. The fourth bedroom would be perfect as a child's bedroom/work from home office or games room. Finalising the first floor is the four piece family bathroom which has been tiled from floor to ceiling, the standalone bath and walk in shower give option for a relaxing soak or a wash in a rush.

Externally this property continues to impress, the rear garden features three clear sections, a patio to the rear of the kitchen is a great position for a BBQ, before leading up to the lawned section, perfect for kids to play. At the top is the decked section with a powered storage/bar, a favourite spot to relax and grab a drink in the warmer months.

Kitchen/Diner 23'10" x 10'9" (7.27 x 3.28)

Living Room 18'8" x 13'2" (5.69 x 4.03)

Bedroom One 12'10" x 9'10" (3.93 x 3.02)

Bedroom Two 11'9" x 8'0" (3.6 x 2.44)

Bedroom Three 9'5" x 7'7" (2.88 x 2.32)

Bedroom Four 7'11" x 7'6" (2.42 x 2.31)

Family Bathroom 8'6" x 7'8" (2.61 x 2.34)

Utility 7'6" x 7'6" (2.3 x 2.3)

Cloakroom WC

Garage 12'9" x 7'8" (3.91 x 2.34)





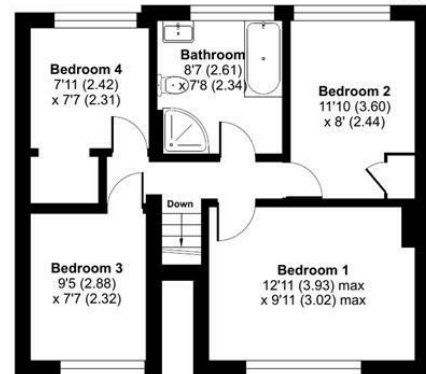
Ellacombe Road, Bristol, BS30

Approximate Area = 1168 sq ft / 108.5 sq m

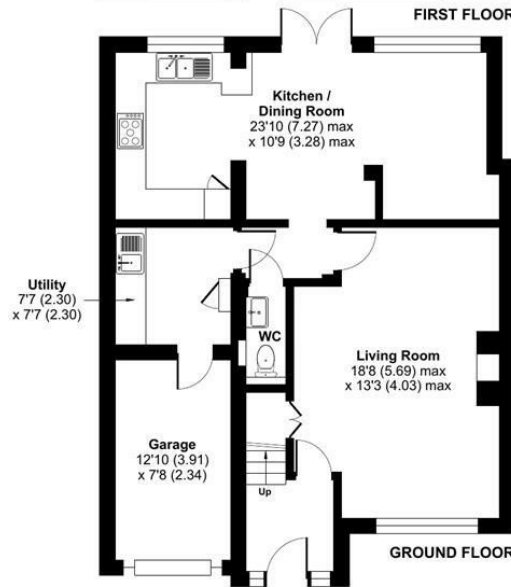
Garage = 95 sq ft / 8.8 sq m

Total = 1263 sq ft / 117.3 sq m

For identification only - Not to scale



FIRST FLOOR



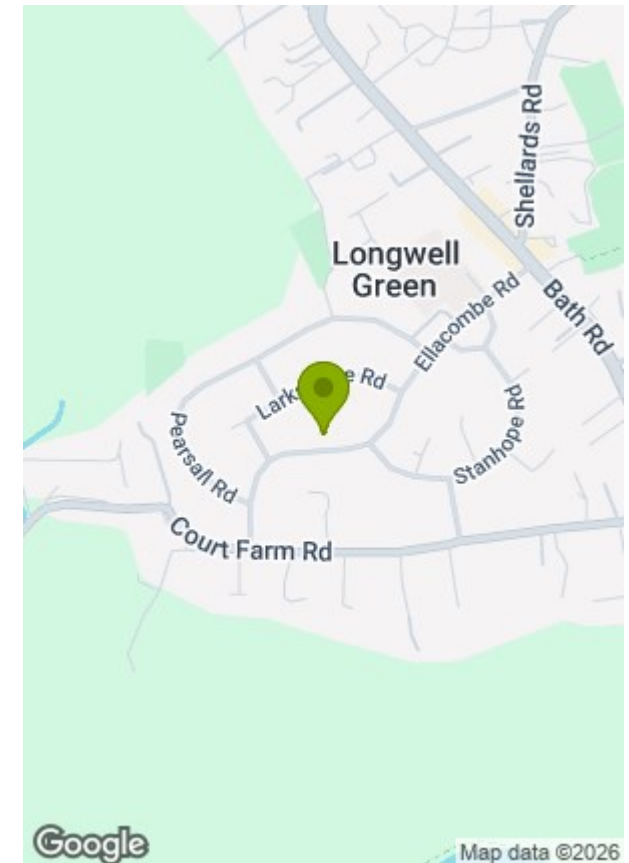
GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1421785

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		48 59	84
England & Wales EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		48 59	84
England & Wales EU Directive 2002/91/EC			

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