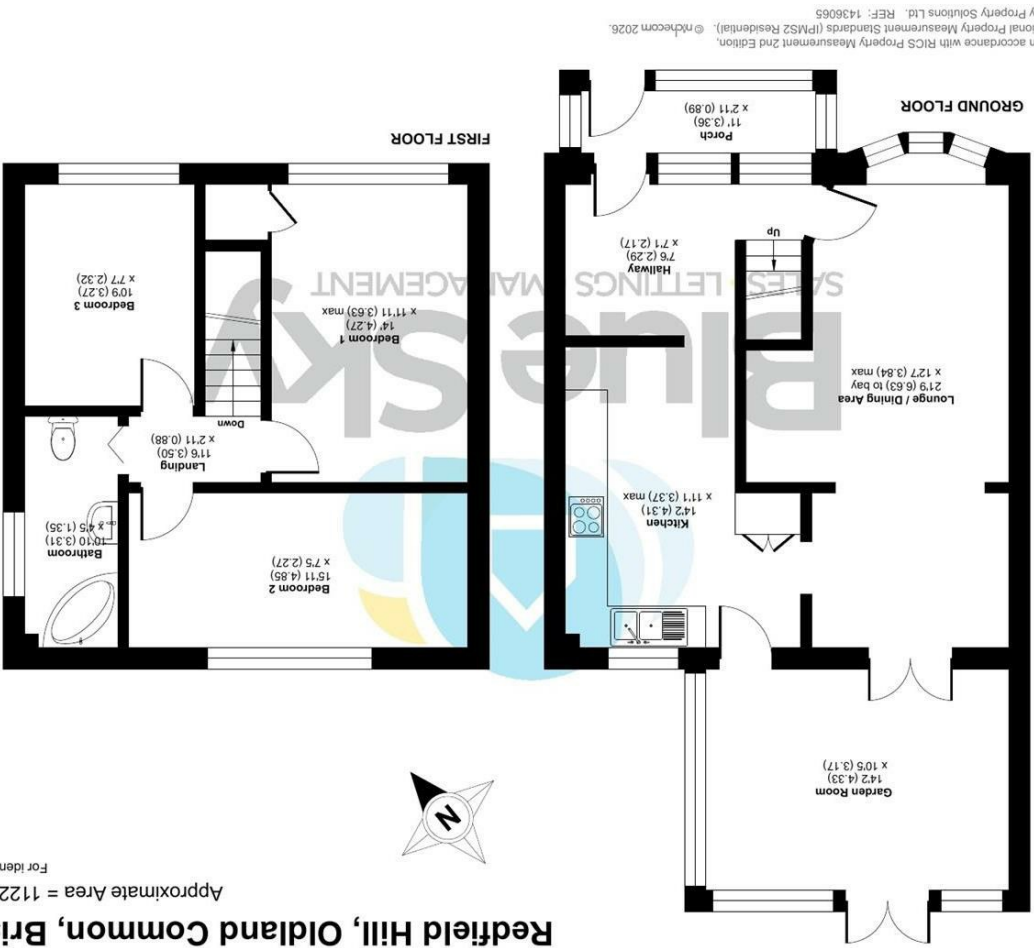




Approximate Area = 1122 sq ft / 104.2 sq m
For identification only - Not to scale



Redfield Hill, Oldland Common, Bristol, BS30



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © RICS 2026. Produced for Blue Sky Property Solutions Ltd. REF: 1436065

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/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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Get in touch to arrange a viewing!

Like what you see?



Council Tax Band: C | Property Tenure: Freehold

Must be seen! A Gardener's dream! This wonderful family home must be seen in order to fully appreciate all it has to offer! Tucked away and enjoying a semi-rural feel yet just on the doorstep to local amenities including schools, shops and transport links, this property could be just what you have been looking for! With green spaces galore, and the Bristol to Bath cycle path being right on your doorstep, this property is a must see. Free flowing, and with a bright and airy feel, this property is a real credit to its' current owners. They have added a study work station to the lounge area, which could easily provide that perfect position for those creative types, or for those working from home. Glorious, well stocked gardens to the front and rear are a joy to behold, and present a haven in which to relax or in which to entertain. An inviting hallway welcomes you into the downstairs accommodation. A pleasant Garden room brings the outside in. To the first floor, three generous bedrooms and the family bathroom can be found. Blue Sky highly recommend arranging your appointment to view so as to avoid disappointment.



Entrance Porch

11' x 2'11" (3.35m x 0.89m)
Double glazed door to front with tiled canopy over, double glazed window to front and side, courtesy light, door to hallway

Hallway

7'6" x 7'1" (2.29m x 2.16m)
Double glazed obscure leaded light panelled window to front, double glazed window to front, fuse box, radiator, stairs to first floor, open archway to kitchen area and door to Lounge/Diner.

Kitchen Area

14'2" x 11'1" (4.32m x 3.38m)
Double glazed windows to rear, single glazed door to conservatory, pantry, wall and base units, space and plumbing for washing machine, space and plumbing for slimline dishwasher, one and a half bowl sink and drainer, gas hob, electric oven with extractor over, space for fridge / freezer, open access to lounge / diner, radiator.

Lounge / Diner

23'3" x 12'7" max red to 7'3" (7.09m x 3.84m max red to 2.21m)
Double glazed window to front, under stairs built-in cupboard, office area, open to kitchen area, double timber and glazed door to conservatory, two radiators.

Garden Room

14'2" x 10'5" (4.32m x 3.18m)
Double glazed door to rear, double glazed windows to side and rear, polycarbonate and insulated roof, radiator.

First Floor Landing

11'6" x 2'11" (3.51m x 0.89m)
Access to loft space (Loft is part boarded and has a light) doors to rooms

Bedroom One

14' x 11'11" (4.27m x 3.63m)
Double glazed window to front, built-in cupboard with shelf and hanging rail and housing boiler, radiator.

Bedroom Two

15'11" x 7'5" (4.85m x 2.26m)
Double glazed window to rear, radiator.

Bedroom Three

10'9" x 7'7" (3.28m x 2.31m)
Double glazed window to front, ladder style radiator.

Bathroom

10'10" x 4'5" (3.30m x 1.35m)
Concertina folding door, double glazed obscured glazed window to side, corner bath with mixer tap and hand spray, wash hand basin with tiled splash back, WC, part tiled walls and splash backs, heated towel radiator.

Rear Garden

Fully enclosed with gated side access, mainly laid to lawn, patio area, outside tap, steps down from conservatory, trees, plants and shrubs, shed plus potting shed, area laid to decorative stone.

Front Garden

Enclosed by way of a wall and hedging, with gated access to driveway, providing off street parking, well stocked with plants and shrubs, plus gated access to rear.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

