



ROCKSIDE GARDENS
DOWNEND, BRISTOL, BS16 6TJ
PRICE GUIDE £550,000



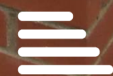
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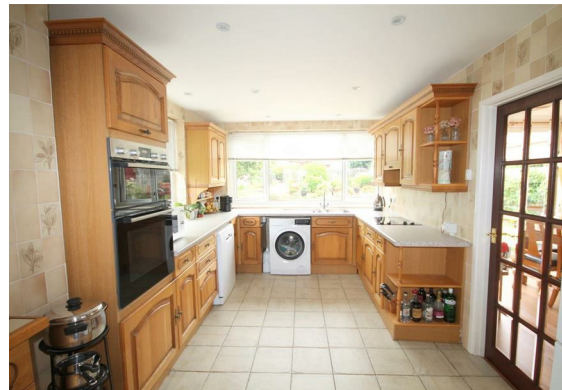
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Ground Floor

Entrance Hall

Lounge
21'3" x 12'4"

Dining Room
11'11" x 10'5"

Sitting Area/Breakfast Room
12'4" x 9'7"

Kitchen
10'5" x 9'6"

Bedroom One
12'7" x 11'4"

Bedroom Two
12'11" x 9'8"

Shower Room
9'8" x 7'2"

First Floor

Landing

Bedroom Three
19'2" max x 11'0"

Bedroom Four
11'0" x 10'10" max

Outside

Front Garden

Garage

Side & Rear Gardens



M Coleman Estate Agents are delighted to offer this attractive detached four-bedroom residence, enjoying an enviable corner plot within the highly sought-after Leap Valley area. Set across two floors, it offers generous and versatile living spaces perfectly suited to both family life and entertaining.

The welcoming entrance hall leads to a light-filled dual-aspect lounge with windows to the front and side, a feature fireplace creates a cosy focal point; double doors lead to the dining room plus a further door to the breakfast room.

The kitchen, overlooking the garden, is fitted with oak wall and base units, generous work surfaces, an eye-level double oven, electric hob, and extractor, with plumbing for a dishwasher and washing machine. It flows into the additional reception space/breakfast room with stairs to the first floor and a door to the rear garden. The dining room links to both kitchen and lounge and features French doors opening to a sunny patio.

Two well-proportioned double bedrooms are located on the ground floor, the larger benefitting from built-in wardrobes, along with a stylish four-piece shower room with tiled corner enclosure, vanity unit, WC and bidet.

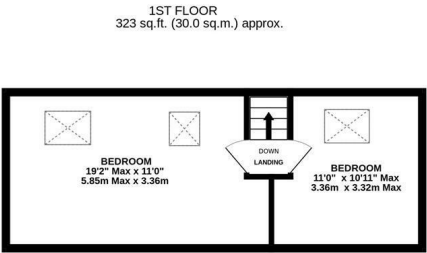
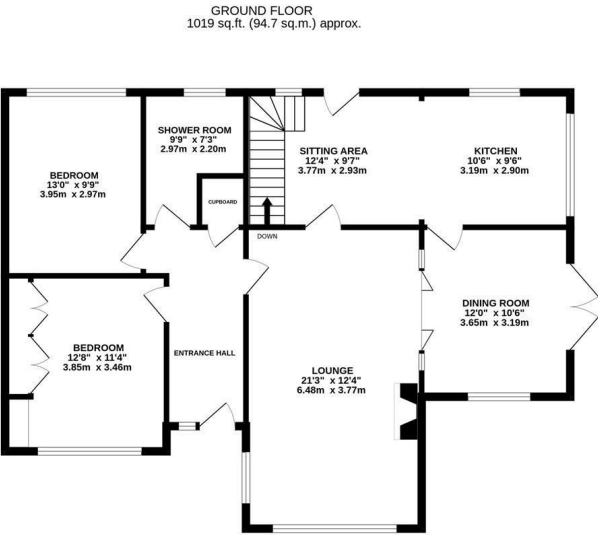
The first floor offers two further double bedrooms, both with Velux-style windows and useful eaves storage.

Set within impressive level gardens that wrap around the property, the front is laid to brick paving with parking for up to six vehicles and access to a single garage. Side and rear gardens are beautifully planted with lawns, raised planters, mature shrubs, and several seating areas offering perfect spots to relax.

This superb location provides easy access to the Avon Ring Road, M32, M4 and M5, with Downend High Street and Emersons Green Shopping Centre close by, offering an excellent range of shops, cafés, and amenities.



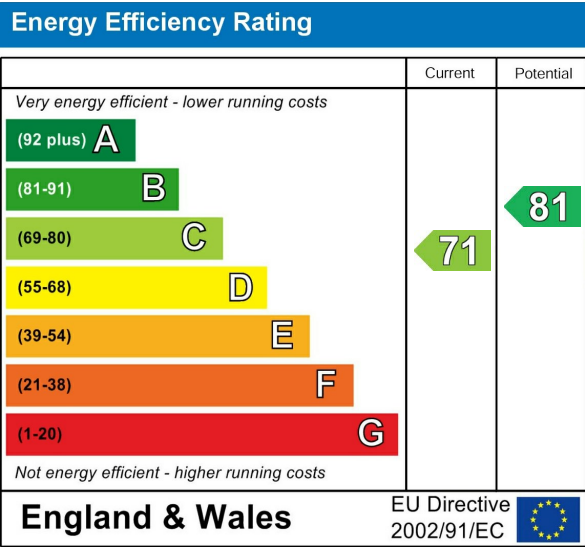
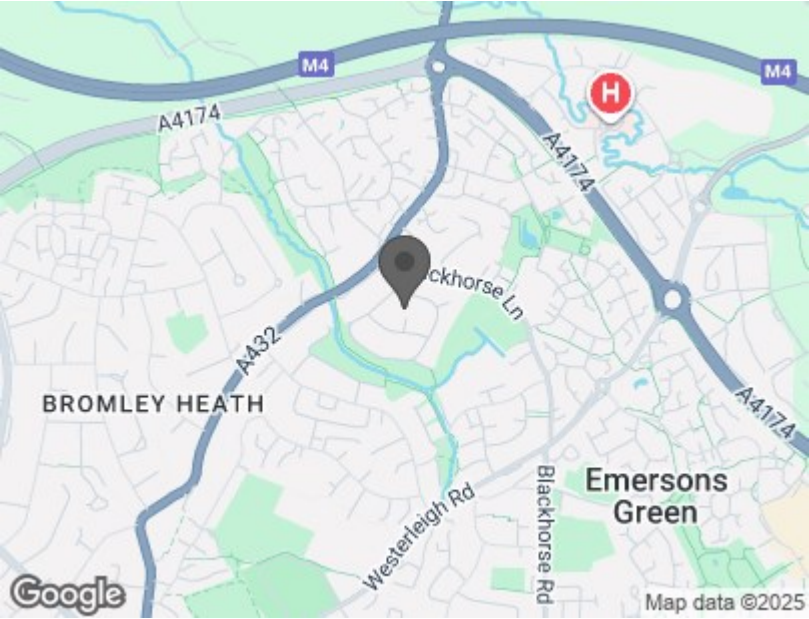
FLOOR PLAN



TOTAL FLOOR AREA: 1342 sq.ft. (124.7 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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AREA MAP



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