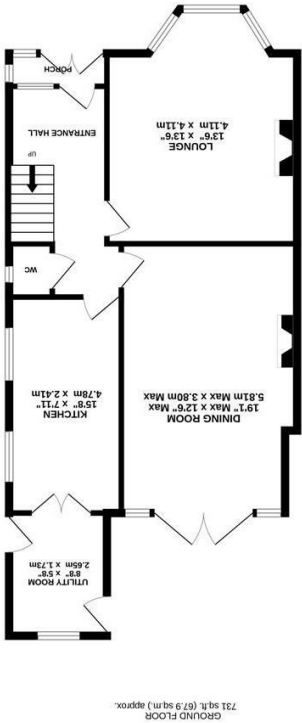
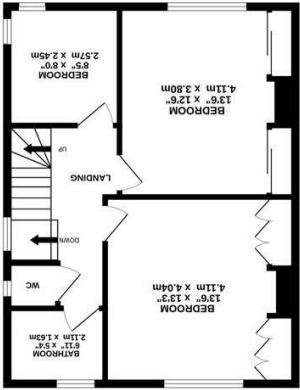




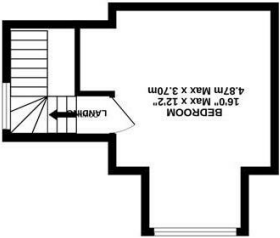
FLOOR PLAN



GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.



1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



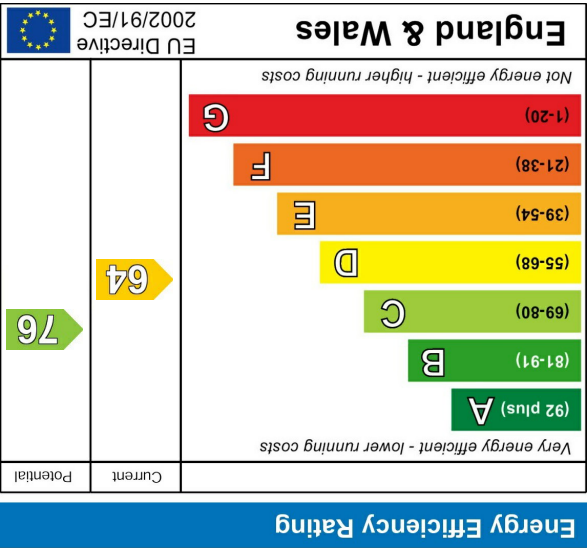
2ND FLOOR
225 sq.ft. (20.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures 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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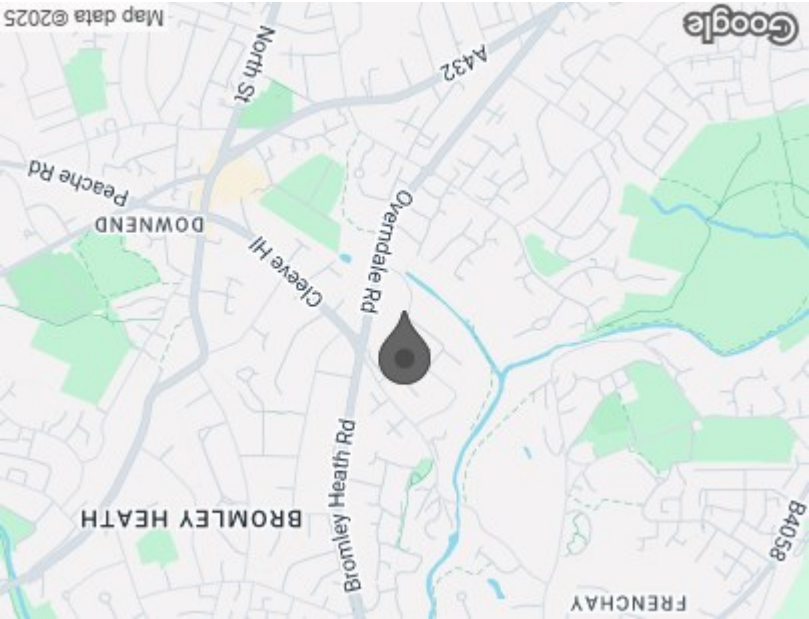
TOTAL FLOOR AREA: 1494 sq.ft. (138.8 sq.m.) approx.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



AREA MAP





ROCKLAND ROAD
DOWNEND, BRISTOL, BS16 2SP
OFFERS OVER £550,000



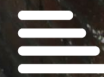
4



1



2



D



Ground Floor

Porch

Hall

Lounge
13'6 x 13'6

Dining Room
19'1 max x 12'6 max

Kitchen
15'8 x 7'11

Utility
8'8 x 5'8

WC

First Floor

Landing

Bedroom
13'6 x 13'3

Bedroom
13'6 x 12'6

Bedroom
8'5 x 8'0

Bathroom
6'11 x 5'4

WC

Second Floor

Bedroom
16'0 max x 12'2



M Coleman Estate Agents are pleased to present this beautifully extended four-bedroom semi-detached home, set in the ever-popular Cleeve Wood area of Downend.

The ground floor accommodation is spacious and versatile, featuring a welcoming lounge with a bay window and an elegant fireplace with a coal-effect gas fire. An extended rear reception creates a delightful lounge/diner with a further feature fireplace and French doors that open onto the rear garden. The kitchen is well-appointed with a range of shaker-style units, brushed steel handles, and integrated appliances including a double oven, ceramic hob, and extractor. There's also space and plumbing for a dishwasher and tall fridge-freezer. A separate utility room with matching units offers plumbing for a washing machine; there is also a ground floor cloakroom accessed from the entrance hall.

On the first floor are three well-proportioned bedrooms, two of which feature fitted wardrobes. Bedroom four is a generous single with dual aspect windows, ensuring plenty of natural light. The fully tiled family bathroom includes a white suite and electric shower, complemented by a separate WC with hand basin.

The second floor hosts a further double bedroom with rear-facing dormer window, a vanity unit with basin, and useful eaves storage, making it ideal for guests, a home office or teenage retreat.

The landscaped rear garden is a true highlight, offering a tranquil setting with mature borders, two raised vegetable beds, a greenhouse, and a lawned area. Multiple seating spaces ensure enjoyment throughout the day, especially in the late afternoon sun.

To the front of the property is a garden with drive leading to a single garage with up and over door.

This charming home offers flexibility, character, and thoughtful enhancements throughout, making it a wonderful opportunity for growing families or those seeking extended living space in a sought-after location.

