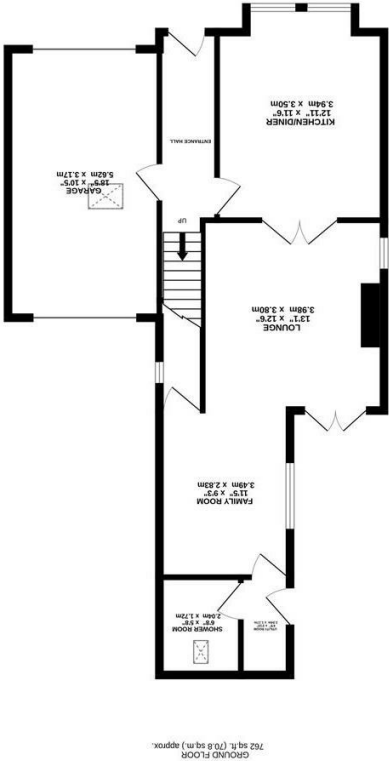
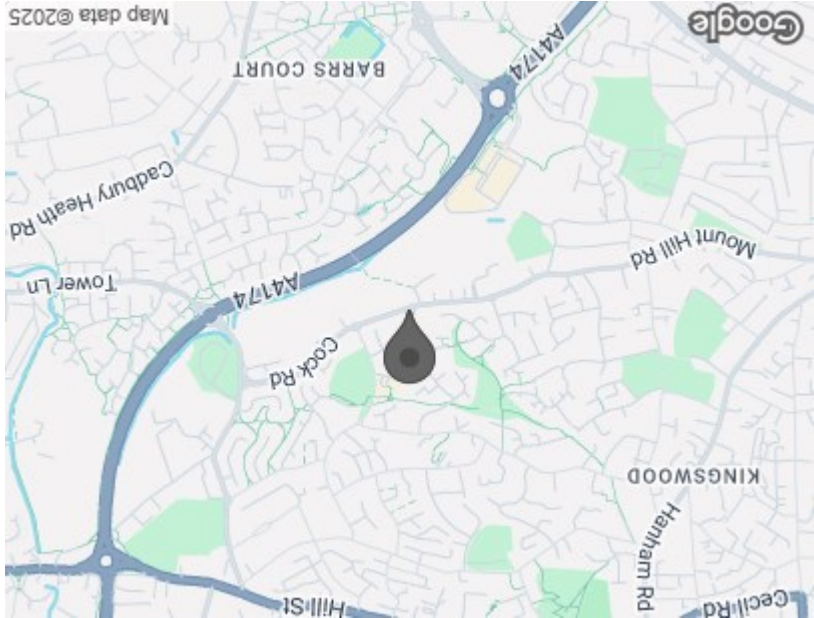
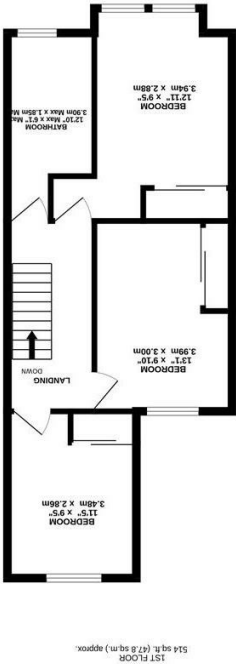




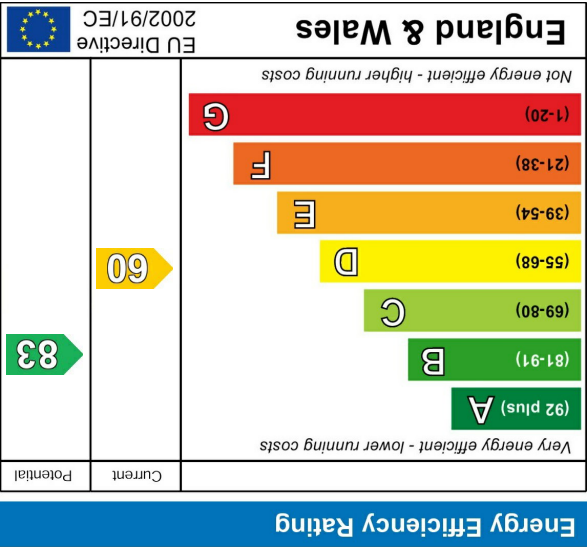
FLOOR PLAN



These figures represent the likely energy performance of the property compared to new, representative dwellings. Figures are based on assumptions made by the Energy Rating Agency and are not a guarantee. The Energy Rating Agency is not responsible for any errors or omissions. The Energy Rating Agency is not responsible for any errors or omissions. The Energy Rating Agency is not responsible for any errors or omissions.



AREA MAP



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 firm 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 firm employment has the authority to make or give any representation or warranty in respect of the property.

**COCK ROAD**

**KINGSWOOD, BRISTOL, BS15 9SQ**

**ASKING PRICE £500,000**



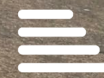
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**Ground Floor**

**Entrance Hall**

**Kitchen/Breakfast Room**  
12'11" x 11'5"

**Lounge**  
13'0" x 12'5"

**Dining Area**  
11'5" x 9'3"

**Utility Room**  
6'8" x 3'10"

**Shower Room**  
6'8" x 5'7"

**First Floor**

**Landing**

**Bedroom One**  
12'11" x 9'5"

**Bedroom Two**  
13'1" x 9'10"

**Bedroom Three**  
11'5" x 9'4"

**Family Bathroom**  
12'9" x 6'0"

**Outside**

**Front Garden**

**Rear Garden**

**Garage**  
18'5" x 10'4"

**Off Street Parking**

Positioned within a generous plot, this delightful 1920s detached residence on Cock Road offers a perfect blend of classic character and modern convenience. Having been lovingly owned by one family, the property underwent a comprehensive renovation in 2014 ensuring that it meets the needs of contemporary living while retaining its original charm.

The property in brief offers an entrance hall that gives access to the well-appointed kitchen/diner boasting a range of wall and base units complete with white doors and wood block work tops. Integrated appliances include a built-in double oven, gas hob and extractor plus space for a dishwasher and tall fridge freezer, perfect for family meals and gatherings. Double doors give access to an inviting lounge offering a cosy retreat with French doors to the rear garden. Beyond is a further reception room, utility room and a handy three piece shower room catering to the needs of a busy household.

On the first floor there are three generous double size bedrooms complete with built-in wardrobes and a four piece family bathroom.

Externally, there is a fantastic garden laid predominantly to lawn, larger than average garage with further up and over door to the rear allowing additional off road parking to the side as well as off street parking to the front. One of the standout features of this home is its prime location, backing onto the serene Cock Road Ridge Nature Reserve. This offers a

wonderful opportunity for outdoor enthusiasts to enjoy nature walks and the beauty of the surrounding landscape.

Additionally, there is scope to extend the property, allowing for further personalisation and enhancement subject to necessary planning and building consents.

In summary, this beautifully renovated detached house presents an exceptional opportunity for those looking to settle in a peaceful yet accessible area of Bristol. With its spacious accommodation, modern amenities and proximity to nature, this property is not to be missed.

