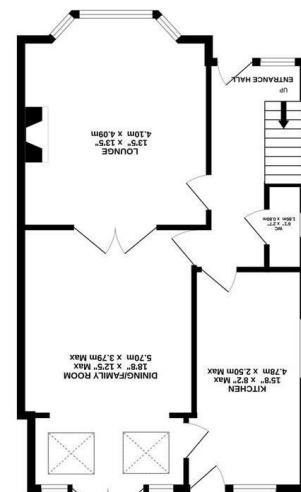
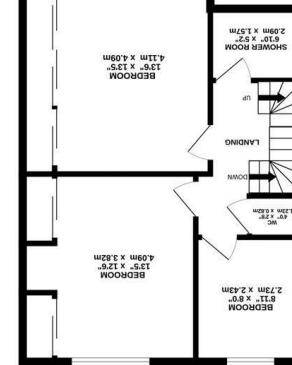
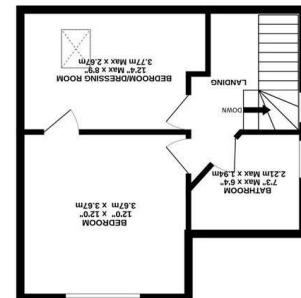


AREA MAP

80 sq.ft. (35.3 sq.m.) approx.



FLOOR PLAN



ROCKLAND ROAD
DOWNEND, BRISTOL, BS16 2SP
£610,000





Ground Floor

Hallway

Lounge

13'5" x 13'5"

Dining/Family Room

18'8" x 12'5" max

Kitchen

15'8" x 8'2" max

Cloakroom

6'1" x 2'7"

First Floor

Bedroom One

13'6" x 13'5"

Bedroom Two

13'5" x 12'6"

Bedroom Four

8'11" x 8'0"

Shower Room

6'10" x 5'2"

WC

4'0" x 2'8"

Second Floor

Bedroom Three

12'0" x 12'0"

Bedroom Five/Dressing Room

12'4" max x 8'9"

Bathroom

7'3" max x 6'4"

Outside

Front Garden

Driveway/Garage

Rear Garden



M Coleman Estate Agents are delighted to present this beautifully extended five-bedroom semi-detached family home, ideally located in the ever-popular Cleeve Wood area of Downend.

The ground floor offers spacious and versatile accommodation, beginning with an impressive lounge featuring a bay window and a dual log/coal fire. Double doors open into the extended dining/family room which is light and airy, further enhanced by skylights and French doors leading directly to the enclosed rear garden. The well-appointed kitchen comprises a range of high-gloss cream units with brushed steel handles and integrated appliances, including a Neff double oven, induction hob with extractor, fridge/freezer, and plumbing for a dishwasher. A convenient ground floor cloakroom is accessed from the entrance hall.

On the first floor are three well-proportioned bedrooms, two of which benefit from fitted wardrobes, along with a separate WC and a modern, fully tiled shower room featuring a mains-fed shower.

The second floor provides two further bedrooms, with the larger offering pleasant views over the garden and an interconnecting door to Bedroom Five, currently used as a dressing room with useful eaves storage. The family bathroom is part-tiled and fitted with a modern bath and mixer shower tap, complemented by a separate WC with hand basin.

The enclosed rear garden is generously sized and mainly laid to lawn featuring a decked area housing a hot tub, two patio areas ideal for entertaining and enjoying the afternoon sun, a garden shed, and side access via a gated pathway.

To the front, the property is laid to lawn with a driveway providing access to a single garage with an electric door. The garage also benefits from plumbing for a washing machine and a further door leading to the rear garden.

Presented to a high standard throughout, this impressive home offers an excellent opportunity for growing families or those seeking extended living space in a highly sought-after location.

