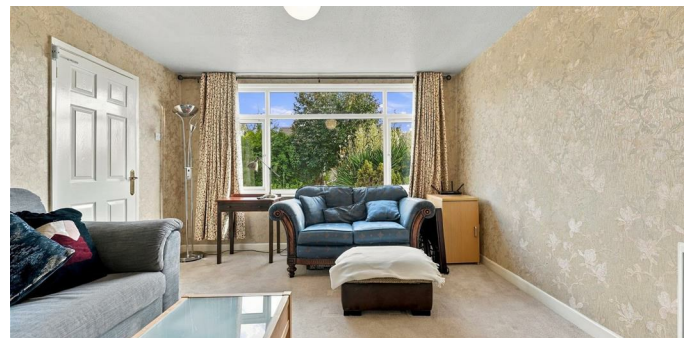




**Rock Lane,
Bristol, BS34 8PF**

**PRICE: Asking Price
£475,000**

Property Features

- Extended Semi Detached House
- Three Double Bedrooms (formerly four bedrooms)
- Living Room
- Extended Dining Room
- Kitchen Breakfast Room
- Downstairs Bathroom
- Upstairs Shower Room
- Enclosed Rear Garden
- Oversized Garage & Large Driveway
- Popular Road

Full Description

Porch

Double glazed patio doors to the front, tiled flooring.

Entrance Hall

Stairs rising to the first floor landing, laminate flooring, radiator, under stairs storage cupboard, built in storage cupboard.

Living Room

14'6 x 12'2 (4.42m x 3.71m)

Double glazed window to the front, radiator, television point.

Dining Room

17'11 x 9'1 (5.46m x 2.77m)

Double glazed patio doors to the rear, double glazed window to the side, telephone point, radiator, smoke detector.

Kitchen

17'6 x 11'7 (5.33m x 3.53m)

Double glazed windows to the front and side, double glazed door to the side, fitted with a range of wall and base units with roll edge work-surfaces over, space for 'Range' style cooker with extractor over, space for washing machine, space for tumble dryer, space for dishwasher, space for fridge/freezer, integrated microwave, space for wine cooler, two radiators, wall light point, double bowl sink and drainer with mixer tap over, kick board lighting, door to the garage.

Bathroom

9 x 5'10 (2.74m x 1.78m)

Two double glazed obscure windows to the rear, panelled bath, pedestal wash hand basin, low level w.c., part tiled walls, radiator.



Landing
Double glazed windows to the front and side, access to the loft space (part boarded with ladder, power and lighting), smoke detector, built in airing cupboard housing boiler with shelving.

Bedroom One
14'6 x 14 (4.42m x 4.27m)
Double glazed windows to the front and rear, laminate flooring, fitted mirrored wardrobes with hanging space and shelving, two radiators, access to the loft space.

Bedroom Two
13'6 x 10'10 (4.11m x 3.30m)
Double glazed window to the front, radiator, fitted wardrobes with hanging space and shelving, overhead storage cupboards, television point.

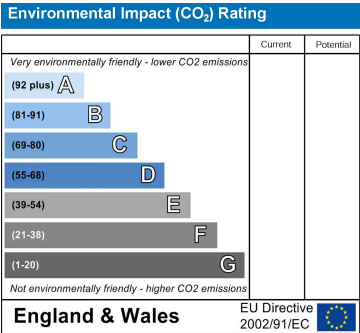
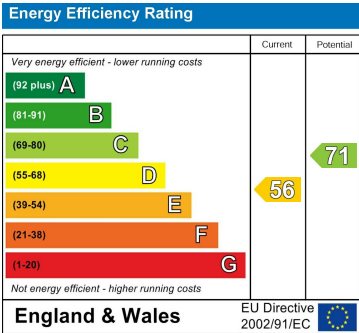
Bedroom Three
11'7 x 11'4 (3.53m x 3.45m)
Double glazed window to the rear, radiator, laminate flooring.

Shower Room
7'9 x 5'10 (2.36m x 1.78m)
Double glazed obscure window to the rear, walk in shower cubicle with shower over, heated towel rail, low level w.c., vanity wash hand basin, part tiled walls, extractor, ceiling spot lighting.

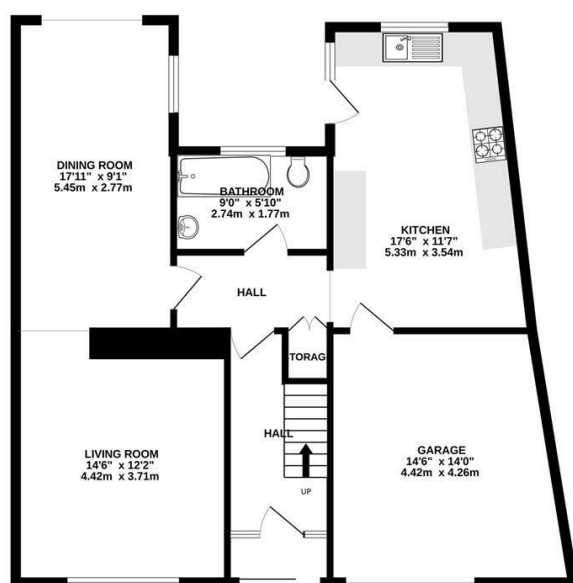
Oversized Garage
14'6 x 14 (4.42m x 4.27m)
With up and over door, power and lighting, tap, wall mounted cupboards, storage above, door to the kitchen.

Rear Garden
Enclosed by fencing, lawned area, paved patio area, tap, pergola, planted areas, mature shrubs, lighting.

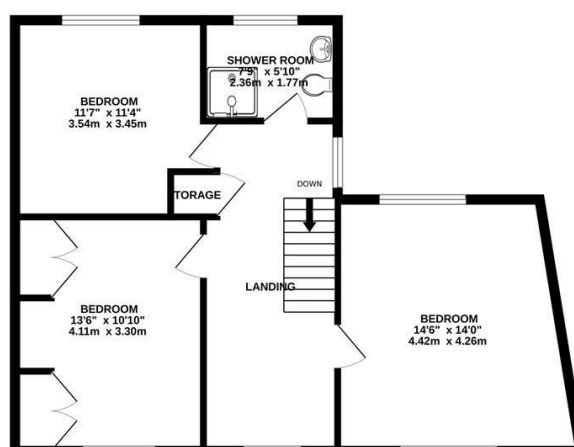
Front
Large block paved driveway providing off street parking for several vehicles, lawned area, planted borders, mature shrubs and trees, power point.



GROUND FLOOR
878 sq.ft. (81.5 sq.m.) approx.



1ST FLOOR
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 1524 sq.ft. (141.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements