

Connells

Rodney Road
Bristol

# Rodney Road
# Bristol BS15 1EF

for sale
**£525,000**







## Property Description

This is a rare opportunity to acquire an extended semi-detached home that offers an abundance of space, modern amenities, and potential for further development, all in a sought-after location.

This impressive five-bedroom residence overlooks the tranquil Rodney Road Playing Fields and features a sprawling south-facing garden, perfect for enjoying long summer days or exploring development possibilities, subject to planning permission.The ground floor is thoughtfully designed to cater to both family living and entertaining. Upon entering, you are greeted by a welcoming living room that flows seamlessly into a contemporary open kitchen and dining area.

The kitchen has modern integrated appliances and provides direct access to the vast garden. Additionally, the ground floor offers a versatile second reception room that opens onto a raised decking area, ideal for outdoor dining or relaxing. Practical features such as a shower room and utility room, with additional garden access from the hallway, enhance the convenience and functionality of the home. Upstairs, the property continues to impress with five spacious bedrooms, each offering ample space and natural light. Opportunity to turn one or two of the bedrooms into offices if you are working from home. The modern family bathroom features a sleek three-piece suite with an over-bath shower, providing a comfortable and stylish space for the whole family. The garden is a standout feature, wrapping around the side of the house.

## Entrance

Pathway leading upto house, brick wall surrounding property at the front. Property is spaced back from the road.

## Living Room

14' 3" x 11' 11" ( 4.34m x 3.63m )

Large living room with TV/Internet sockets, an UPVC double glazed window and large new-style vertical radiator.Leading into the Kitchen/Diner.

## Kitchen/Diner

20' 7" x 10' 1" ( 6.27m x 3.07m )

Kitchen/Diner with door leading to rear garden. Large dining room area to the left all is open plan. A UPVC double glaze window, Vertical radiator and a space for dishwasher or washing machine. An gas oven and grill and insets of five rings gas hob and hood above. Leading to the rear hall way.

## Shower Room

7' x 5' 7" ( 2.13m x 1.70m )

Shower room from the rear hall area. Complete with wash basin, toliet and shower. Wall extractor and A UPVC double glazed window.

## Utility Room

7' x 2' 11" ( 2.13m x 0.89m )

Utility room coming off the rear hall way, currently being used for storage and washing machine. Opportunity to add wall shelfs to

create additional storage.

## Landing

Landing has access to all five bedrooms and bathroom.

## Bedroom One

9' 6" x 8' 6" ( 2.90m x 2.59m )

Bedroom one has an UPVC double glazed window and radiator.

## Bedroom Two

11' 11" x 11' 1" ( 3.63m x 3.38m )

Bedroom Two has an UPVC double glazed window and radiator.

## Bedroom Three

12' 7" x 10' 1" ( 3.84m x 3.07m )

Bedroom Three has an UPVC double glazed window, radiator and double wardrobe.

## Bedroom Four

10' 1" x 8' 9" ( 3.07m x 2.67m )

Bedroom Four has an UPVC double glazed window, radiator and fitted cupboard.

## Bedroom Five

11' 2" x 10' 10" ( 3.40m x 3.30m )

Bedroom Five has an UPVC double glazed window and radiator.

## Outside

Property has full wrap around large garden, overlooking the tranquil Rodney Road Playing Fields and features a sprawling south-facing garden, perfect for enjoying long summer days or exploring development possibilities, subject to planning permission. Side rear access is gated, but can provide additional parking for the property.

## Agent's Note

Please note that an AML (Anti-Money Laundering) fee is payable by the buyer once an offer has been accepted. This fee covers the cost of carrying out the required identity verification and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.




















**Ground Floor** **First Floor**

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EPC Rating: C

Council Tax Band: C

Tenure: Freehold

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