



49 Rockside Drive, Henleaze

Guide Price £985,000

RICHARD
HARDING



49 Rockside Drive,

Henleaze, Bristol, BS9 4NX

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Set on this highly sought-after road in the ever-popular Henleaze, a stylish and significantly extended 5 bedroom (4 doubles), 3 bath/shower room 1930s semi-detached family home, offering an impressive open-plan kitchen/dining/sitting room, off-street parking and landscaped rear garden with insulated garden office.

Key Features

- Thoughtfully redesigned and significantly extended to a high specification, this three-storey, semi-detached halls-adjoining home successfully combines contemporary family living with the original period character of the property. At the heart of the ground floor is the impressive open-plan kitchen/dining/sitting room, with expansive glazing opening onto the rear garden, together with a bay fronted sitting room, cloakroom/wc and utility room.
- The two upper floors provide five family sized double bedrooms, including a principal bedroom suite with dressing room and en-suite, as well as an additional en-suite shower room serving bedroom 2 and a family bathroom at first floor level.
- Further benefits include an insulated garden studio with adjacent bike store, driveway parking with EV charging and landscaped rear garden with open outlook. Thermal improvements include double glazed windows throughout, internal wall insulation and upgraded heating system.
- Set in a favoured and convenient location within a few hundred yards of Henleaze High Street, with its range of cafes, shops and everyday amenities. Henleaze Infant and Primary School is approximately 650 metres away.
- A beautifully appointed and individual family home, thoughtfully transformed by the present owners with considerable flair and close attention to detail.





ACCOMMODATION

A smart and recently landscaped front garden with paved off-street parking for one vehicle, plus EV charging point, leads to the front porch, with glazed double doors and sidelights, providing access to the entrance hallway via original 1930s leaded door and sidelights. From the hallway, doors radiate to the sitting room, cloakroom/wc, open-plan kitchen/dining/sitting room to the rear, plus understairs coat/storage cupboard.

The original bay-fronted sitting room offers generous proportions, with high ceilings and a gorgeous feature Limestone fire surround and log burner, creating a welcoming space for cosy evenings.

The real showcase of the house is at the rear, where its architect owner has created a beautifully considered open-plan kitchen/dining/sitting room incorporating a statement cedar-clad extension with underfloor heating throughout. The kitchen features a generous range of cabinetry and quartz working surfaces, with central island and coffee station with filter tap. Integrated appliances include dual ovens, one with combi microwave function, full height fridge, under counter freezer and dishwasher. Also within this impressive room is ample space for casual seating, together with a vaulted dining area and large open corner sliding doors providing direct access to the rear garden.

Completing the ground floor accommodation is a utility room, with space and plumbing for a washing machine and tumble dryer, useful sink area with additional storage and direct access to the rear garden, as well as a downstairs cloakroom/wc accessed from the central hallway.

The original 1930s staircase ascends to the first floor landing, with doors leading to four bedrooms, two of which are large doubles, one with en-suite shower room and fitted wardrobes, and two further smaller doubles. There is also a recently refurbished family bathroom with shower over bath.

Occupying the entire top floor and expertly crafted through a hip-to-gable conversion, maximising the available floor space, is the principal bedroom suite. This beautifully appointed space features large sliding glazed doors to the rear elevation with Juliet balcony, generous dressing room and sumptuous en-suite bathroom with freestanding bath and walk-in shower. Also on the top floor is a useful study, together with generous loft space housing the boiler and pressurised hot water cylinder.

The rear garden is a particular feature of the property, landscaped with generous composite decked areas, ample lawn and surrounding borders, creating a spacious yet surprisingly low-maintenance garden. At the foot of the garden is a cedar-clad studio with aluminium bi-folding doors, providing an ideal space for working from home or as a gym, with adjacent concealed bike store, handy rear vehicular access via timber double gates and side access leading to the front driveway.





IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Freehold. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: F

PLEASE NOTE:

1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:
<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
3. The photographs may have been taken using a wide angle lens.
4. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
5. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.

6. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
7. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
8. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
9. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





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This plan is for illustrative purposes only. Whilst every care has been taken to ensure the accuracy of the floor plan, measurements, door/window positions and rooms are approximate and no responsibility is taken for any error.
Plan produced using PlanUp.