



Rookery Road, Knowle

£625,000

- **3D INTERACTIVE TOUR**
- **Three / Four Bedrooms**
- **Light & Airy Kitchen / Dining Room**
- **Amazing Roof Top City Views Towards Clifton Suspension Bridge**
- **Generous Gardens & Detached Double Garage**

- **Semi Detached Family Home**
- **Sitting Room With Bay Window**
- **Roof Patio / Terrace**
- **Separate Studio / Guest Suite With Bedroom/En-suite/Living Area**
- **Energy Rating - C**

A quite unique and truly exceptional family home located on the desirable Rookery Road is this well-presented family home occupying a sizable plot with far reaching enviable views across Victoria Park and towards Clifton Suspension Bridge, this property would make the ideal home for the growing family.

Within a short distance of parks and green spaces including the beautiful Victoria Park, Redcatch Park and Community Garden, Perrett's Park and Arnos Vale Cemetery, there are lots of options for an escape from the hustle & bustle of city life. The area is easily commutable with the City Centre approximately 40 minutes on foot and Temple Meads Station 25 minutes on foot. The area is also well equipped for Schools and local amenities with Victoria Park Primary being a 15 minute away and with the Wells Road offering popular bars, cafes and restaurants such as Totterdown Canteen, Fox & West, Southside and Acapella. The Victoria Park pub is also just a short walk away and is a great spot for a Sunday lunch or a glass of wine in the garden.

The flexible & versatile accommodation is accessed via an entrance lobby, offering plenty of space for coats, shoes and even bikes, as well as independent access to the lower ground floor accommodation. The sitting room is light & airy and opens into the kitchen/dining area, a great space for entertaining family & friends. French doors open onto a roof patio with plenty of space to eat, drink and take in the fabulous views. The first floor has two double bedrooms, a further single bedroom and a family bathroom, complete with a separate shower. The lower ground floor would make a great space for guests or teenagers wanting their own independence with a bedroom, en-suite shower room and living area. It could also be utilised for Airbnb! There is a decked patio from the living area which leads onto the garden. There is a detached double garage accessed via a rear lane and off street parking at the front of the property. A must see!

Sitting Room 20'5" x 11'0" (6.24 x 3.36)

Kitchen / Dining Room 20'2" x 8'4" (6.16 x 2.56)

Bedroom One 11'10" x 11'0" (3.63 x 3.36)

Bedroom Two 12'7" x 8'7" (3.84 x 2.64)

Bedroom Three 9'0" x 8'11" (2.75 x 2.74)

Bathroom 8'9" x 7'4" (2.67 x 2.24)

Reception Room 13'3" x 10'3" (4.06 x 3.14)

Bedroom Four 11'8" x 7'9" (3.56 x 2.37)

En-suite 7'3" x 7'0" (2.21 x 2.14)

Tenure - Freehold

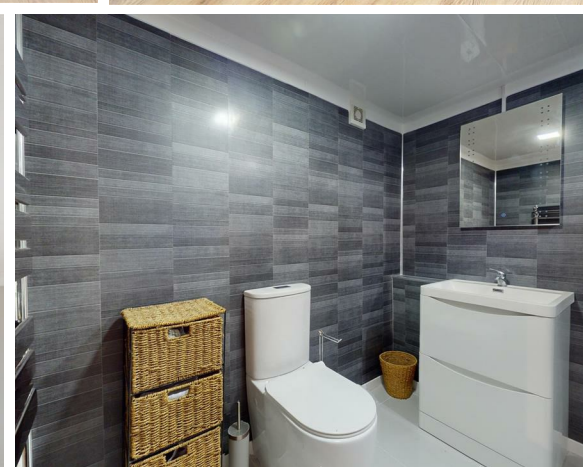
Council Tax Band - B



















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| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                 |                         | 83        | (92 plus) A                                                     |                         |           |
| (81-91) B                                   |                         |           | (81-91) B                                                       |                         |           |
| (69-80) C                                   |                         |           | (69-80) C                                                       |                         |           |
| (55-68) D                                   |                         |           | (55-68) D                                                       |                         |           |
| (39-54) E                                   |                         |           | (39-54) E                                                       |                         |           |
| (21-38) F                                   |                         |           | (21-38) F                                                       |                         |           |
| (1-20) G                                    |                         |           | (1-20) G                                                        |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

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