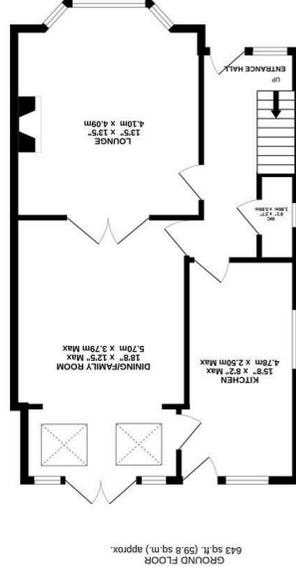
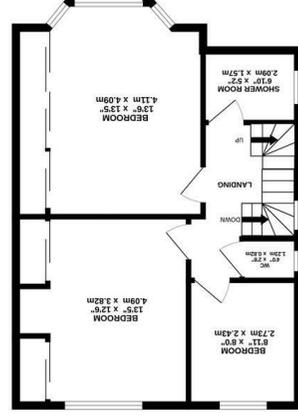




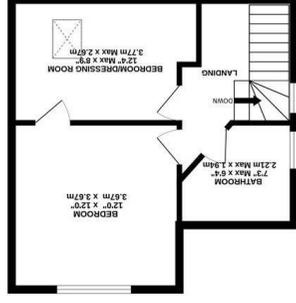
FLOOR PLAN



643 sq.ft. (69.8 sq.m.) approx.



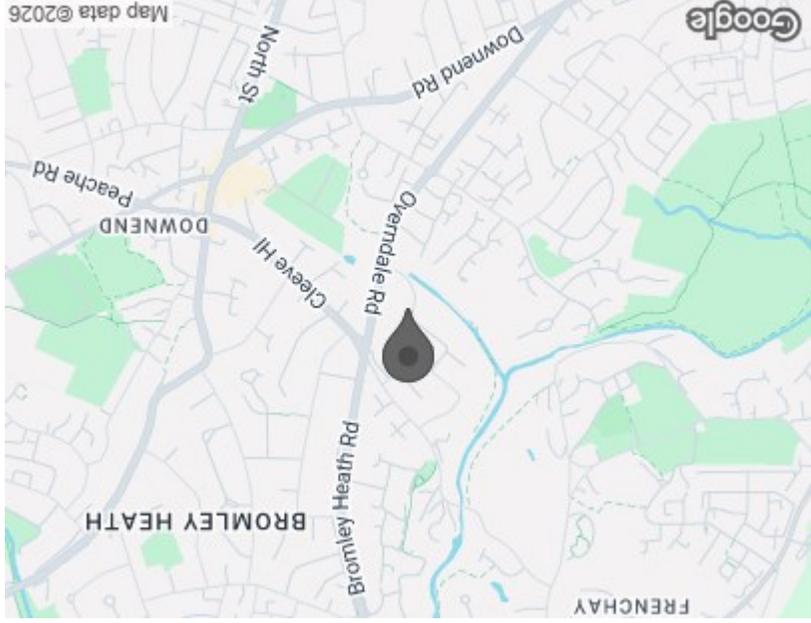
547 sq.ft. (60.9 sq.m.) approx.



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

TOTAL FLOOR AREA: 1571 sq.ft. (146.0 sq.m.) approx.
 What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors and any other items are approximately taken for any reason or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA MAP



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		England & Wales	
		EU Directive 2002/91/EC	
		Not energy efficient - higher running costs	
		<div style="display: flex; justify-content: space-between;"> <div style="width: 15%;">(1-20)</div> <div style="width: 15%;">G</div> </div>	
		<div style="display: flex; justify-content: space-between;"> <div style="width: 15%;">(21-38)</div> <div style="width: 15%;">F</div> </div>	
		<div style="display: flex; justify-content: space-between;"> <div style="width: 15%;">(39-54)</div> <div style="width: 15%;">E</div> </div>	
		<div style="display: flex; justify-content: space-between;"> <div style="width: 15%;">(55-68)</div> <div style="width: 15%;">D</div> </div>	
		<div style="display: flex; justify-content: space-between;"> <div style="width: 15%;">(69-80)</div> <div style="width: 15%;">C</div> </div>	
		<div style="display: flex; justify-content: space-between;"> <div style="width: 15%;">(81-91)</div> <div style="width: 15%;">B</div> </div>	
		<div style="display: flex; justify-content: space-between;"> <div style="width: 15%;">(92 plus)</div> <div style="width: 15%;">A</div> </div>	
		Very energy efficient - lower running costs	
Potential	Current	82	66



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



5



2



2



D



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.

