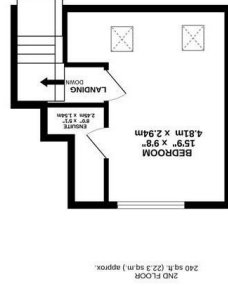
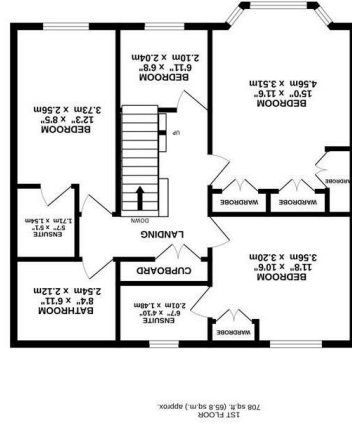
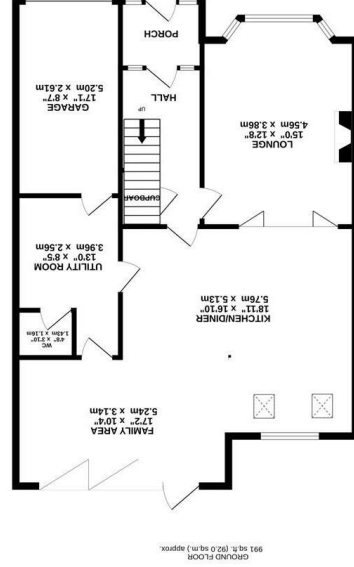




**FLOOR PLAN**



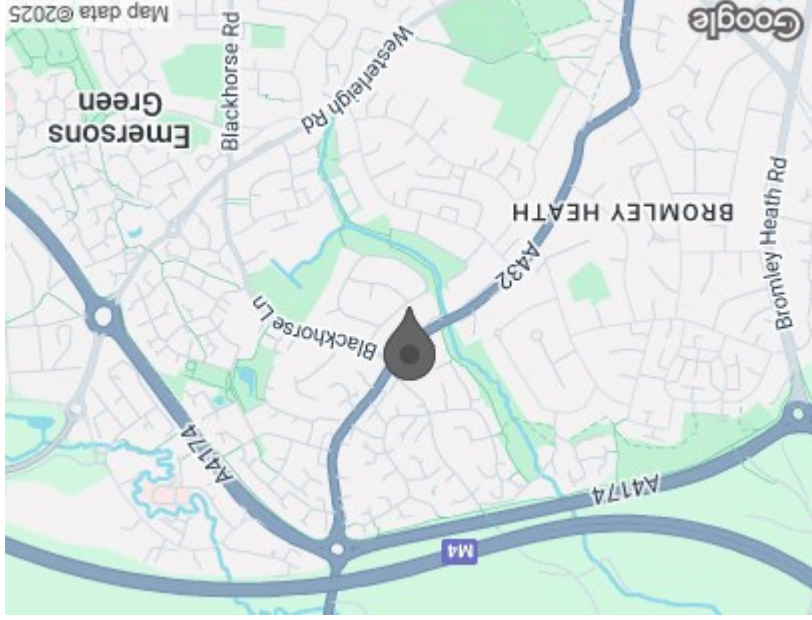
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error. Prospective purchasers should verify the accuracy of the floorplan contained here. Measurements are given in metres and feet and inches. The 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. Made with Metropix ©2024

TOTAL FLOOR AREA : 1939 sq.ft. (180.1 sq.m.) approx.

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 employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		England & Wales	
Potential	Current		EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs

**AREA MAP**





**ROCKSIDE AVENUE**  
**DOWNEND, BRISTOL, BS16 6TH**  
**ASKING PRICE £580,000**





## Ground Floor

Porch

Hall

Lounge

15'0 x 12'8

Kitchen Diner

18'11 x 16'10

Family Area

17'2 x 10'4

Utility Room

13'0 x 8'5

WC

4'8 x 3'10

Garage

17'1 x 8'7

First Floor

Landing

Bedroom

15'0 x 11'6

Bedroom

11'8 x 10'6

En-Suite

6'7 x 4'10

Bedroom

12'3 x 8'5

En-Suite

5'7 x 5'1

Bedroom

6'11 x 6'8

Bathroom

8'4 x 6'11

Second Floor

Bedroom

15'9 x 9'8

Ensuite

8'0 x 5'1

External

Front Garden

Drive

Rear Garden



M Coleman are delighted to bring to the market this charming and thoughtfully extended five bedroom semi-detached property, a fabulous family home.

The ground floor offers generous living accommodation with a lounge which has an attractive bay window to the front elevation and feature fireplace with wood burner. The open plan rear extension is the hub of this home with a modern kitchen, dining area and family room. The superbly fitted kitchen includes a centre island and has perfectly balanced proportions, sleek handless design and complimentary Granite work surfaces create a contemporary look. Integrated appliances include an eye level double oven, combination microwave oven, five ring gas hob, extractor fan, tall fridge freezer and dishwasher. Bi-folding doors and 'Velux' style windows add to the light and airy feel of this space. The large utility room has plumbing for a washing machine, space for a tumble dryer and is fully fitted with matching units; there is also a ground floor cloakroom accessed from the utility room and door to integral garage.

The first floor comprises three double size bedrooms, the larger is situated at the front of the property with bay window and fitted wardrobes; bedrooms three and four both offer fully tiled en-suite shower rooms and bedroom five is a single size room. The family bathroom is fully tiled and has a modern white four piece suite including a separate shower cubicle. On the second floor is the master bedroom and an en-suite shower room laid out to maximise light from the dormer extension and 'Velux' style windows.

The rear garden is fully enclosed creating a safe and secure environment for those with young children. It is predominantly laid to artificial lawn with a paved patio extending across the width of the space. This low maintenance garden further benefits a charming summer house.

There is tarmac drive creating off road parking for several vehicles at the front and electric up door to a single garage.

