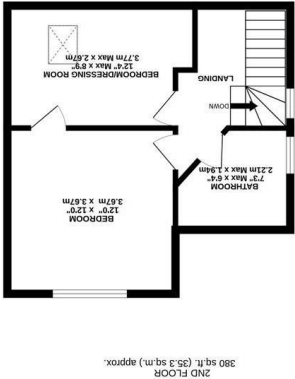
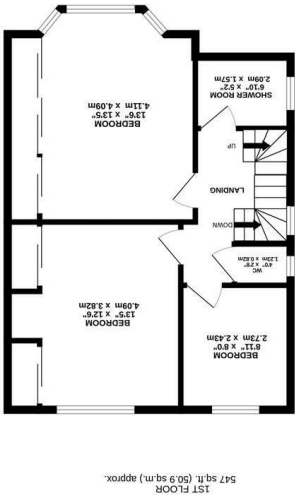


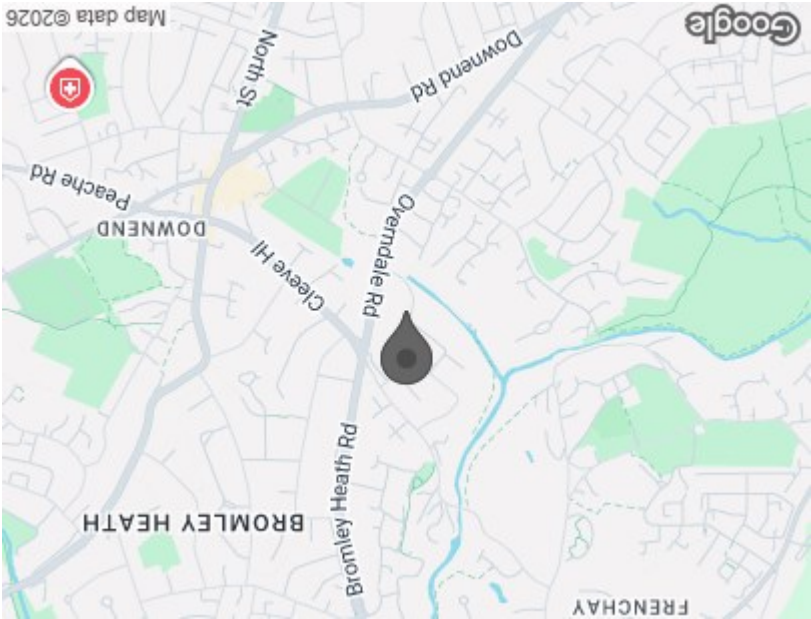
FLOOR PLAN



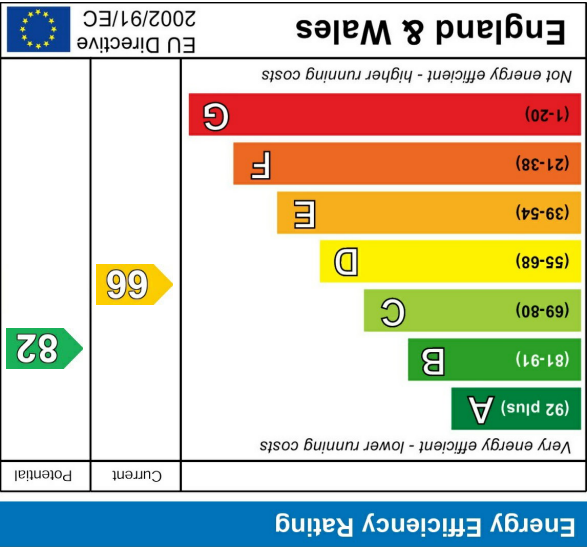
TOTAL FLOOR AREA : 157.1 sq.ft. (146.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any error. 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 employment has the authority to make or give any representation or warranty in respect of the property.





**ROCKLAND ROAD**  
**DOWNEND, BRISTOL, BS16 2SP**  
**£625,000**



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## 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.

