

CJ HOLE
est. 1867

48 Rockside Drive, Bristol, BS9 4NX

Guide Price: £850,000

A substantial and naturally spacious five-bedroom semi-detached family home, thoughtfully extended to provide flexible and well-balanced accommodation across three floors.

- Council Tax Band: F
- EPC: D
- Freehold
- Five family bedrooms
- Two reception rooms
- Ground floor extension and loft conversion
- Useful utility room with WC
- South facing rear garden
- Under croft garage
- Off-street parking











The property is approached via a driveway running along the side of the house, providing off-street parking and vehicular access to an under-croft garage. You enter into a welcoming central hallway, which provides access to the principal ground floor rooms.

The ground floor retains two original reception rooms. To the front, the living room is a bright and inviting space, featuring a bay window and a pleasant outlook. To the rear, a second reception room benefits from sliding patio doors opening directly onto the garden, creating a natural flow between indoor and outdoor living.

The kitchen/breakfast room is well-appointed and includes an original dresser, built-in storage, integrated appliances and a side aspect window allowing for plenty of natural light. From here, a door leads through to a useful utility room, forming part of the ground floor extension, which provides additional storage, space for appliances, a downstairs WC, and direct access onto the patio and garden.

To the first floor, a central landing leads to four bedrooms, comprising two generous doubles and two single rooms, offering excellent flexibility for family living. The accommodation is served by a family bathroom positioned to the side, along with a separate WC.

A further staircase rises to the loft conversion, creating an additional double bedroom with dual-aspect windows to the front and rear, along with built-in eaves storage. This level also benefits from access to a shower room off the landing.

Externally, the property enjoys a south-facing rear garden, arranged with an L-shaped lawn, well-stocked borders and an open outlook, enhancing the sunny aspect. Steps lead down to a larger patio area, ideal for outdoor dining and entertaining.

The under-croft garage, accessed via secure double doors, provides excellent storage for bikes and outdoor equipment and benefits from power and lighting. Beneath the main footprint of the property are additional lower-ceiling rooms, offering further storage potential and housing a modern Worcester gas boiler.

Overall, this is a generously proportioned and versatile home, offering excellent accommodation for growing families in a well-established residential setting.





TOTAL FLOOR AREA : 2227 sq.ft. (206.9 sq.m.) approx.

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