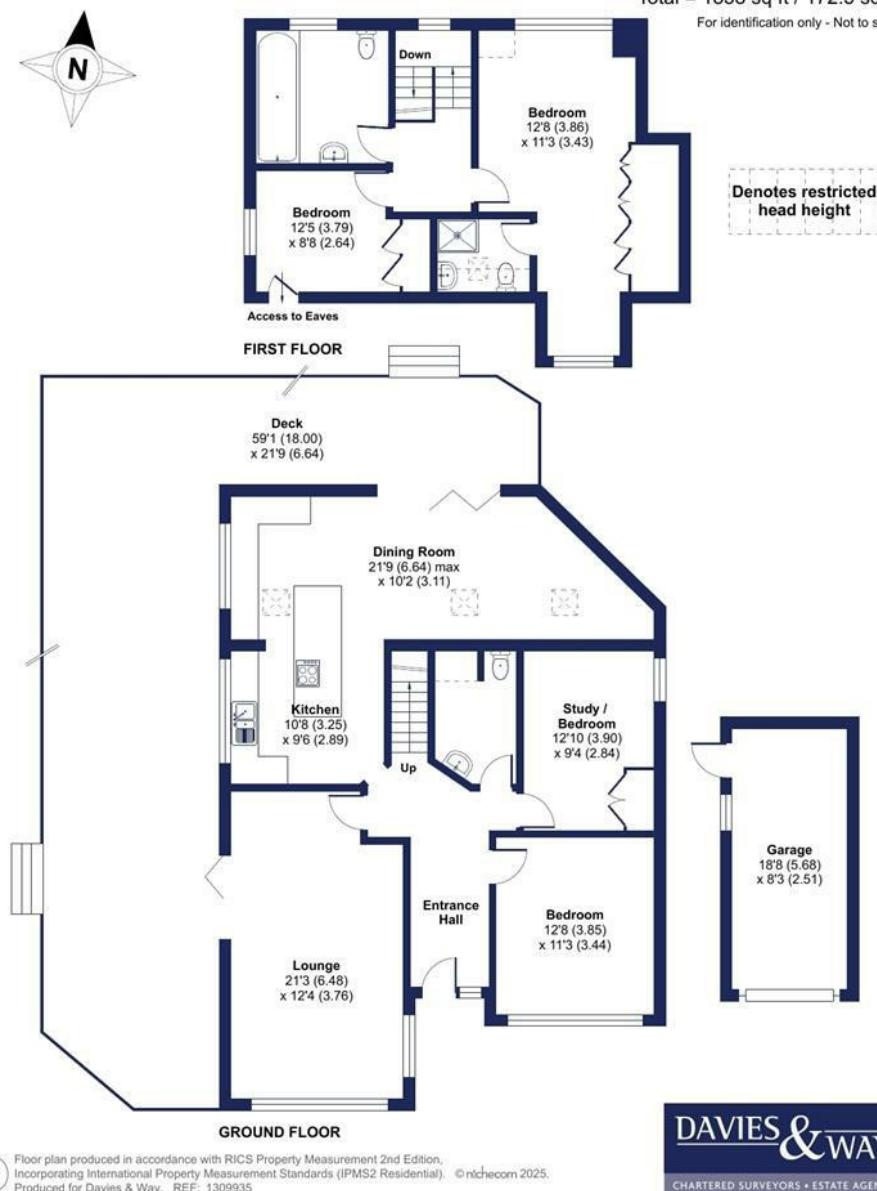


| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running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

## Rockside Gardens, Bristol, BS16

Approximate Area = 1686 sq ft / 156.6 sq m  
 Limited Use Area(s) = 19 sq ft / 1.7 sq m  
 Garage = 153 sq ft / 14.2 sq m  
 Total = 1858 sq ft / 172.5 sq m  
 For identification only - Not to scale



# DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

1 High Street, Keynsham, Bristol, BS31 1DP  
 Tel: 0117 9863681 email: keynsham@daviesandway.com

3 Rockside Gardens, Emersons Green, Bristol, BS16 6TJ



Guide Price £650,000

A well cared for and improved four bedroom detached dormer bungalow that sits within a generous corner plot.

- Detached ▪ Lounge ▪ 'L' shaped kitchen/dining/family room ▪ WC ▪ Two ground floor bedrooms ▪ Two first floor bedrooms ▪ En suite to master ▪ Family bathroom ▪ Garage ▪ Generous gardens



# 3 Rockside Gardens, Emersons Green, Bristol, BS16 6TJ

A beautifully extended and thoughtfully improved four bedroom detached home, tucked away in a peaceful cul-de-sac and enjoying a generous, private rear garden.

This exceptional property offers versatile and stylish accommodation arranged over two floors. The ground floor features a welcoming entrance hallway, a spacious lounge measuring approximately 6.6 metres (21'7") in length with folding doors opening directly onto the garden. A stunning open-plan kitchen/dining/family room that's bathed in natural light from three Velux-style windows, bi-folding doors, and two sets of side windows is fitted with a bespoke kitchen that includes a range of integrated appliances, Quartz work surfaces, and a striking central island with inset breakfast bar. The space comfortably accommodates both dining and seating areas, creating a superb hub for family life and entertaining. Also on the ground floor are two double bedrooms and a modern WC. Upstairs, there are two further bedrooms, both with built-in storage, while the principal bedroom benefits from a stylish en suite shower room. A luxurious family bathroom features an oversized spa-style bath and finishes the internal accommodation.

Externally, the property is set within generous, private grounds. The front is laid to block paving and accessed via double gates, providing ample off-street parking. To the rear, a sizeable lawned garden offers excellent space for family enjoyment, complemented by a superb raised deck area which is accessible from both the kitchen and lounge. A detached garage completes the offering.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE HALLWAY 5.1m x 3.3m narrowing to 1.7m (16'8" x 10'9" narrowing to 5'6")

Obscured double glazed window to front aspect, radiator, power points, stairs rising to first floor landing, doors leading to rooms.

#### LOUNGE 6.6m x 3.9m (21'7" x 12'9" )

Dual aspect double glazed windows to front and side aspects, double glazed bi-folding doors with inset blinds to side aspect leading to garden, radiator, power points.

#### KITCHEN/DINING/FAMILY ROOM 9.2m x 6.6m (30'2" x 21'7" )

to maximum points. An 'L' shaped room benefitting from double glazed windows to the rear aspect overlooking rear garden, three double glazed velux style windows to the roofline and double glazed bi-folding doors with inset blinds to the side aspect that provides access to the rear garden. High quality kitchen comprising range of matching soft close wall and base units with Quartz work surfaces, double inset sink with mixer tap over, range of integrated appliances including double electric oven, four ring induction hob, extractor fan, microwave and dishwasher. Space, power and water supply for American style fridge/freezer, centrepiece island with inset breakfast bar, power points, radiator, Quartz splashbacks to all wet areas. Spacious dining/seating area providing ample space for a family sized dining table with a separate seating area and benefitting from a radiator and power points.

#### BEDROOM TWO 3.9m x 3.5m (12'9" x 11'5" )

Double glazed window to front aspect, radiator, power points.

#### BEDROOM FOUR 4m x 2.9m (13'1" x 9'6" )

Double glazed window to side aspect, radiator, power points, built in storage cupboard housing gas combination boiler.

#### WC 2.9m x 1.8m (9'6" x 5'10" )

Modern matching two piece suite comprising wash hand basin with mixer tap over and hidden cistern WC, heated towel rail, space and plumbing for washing machine.

### FIRST FLOOR

#### LANDING 2.3m x 1.7m (7'6" x 5'6" )

Double glazed window to rear aspect, power points, doors leading to rooms.

#### BEDROOM ONE 7.1m x 4m (23'3" x 13'1" )

to maximum points (restricted head height in places). Dual aspect double glazed windows to front and rear aspects with inset shutters, three built in triple wardrobes, radiator, power points, door leading to en suite shower room.

#### EN SUITE SHOWER ROOM 2m x 1.6m (restricted head height in places) (6'6" x 5'2" (restricted head height in places) )

Double glazed velux style window to roofline, matching three piece suite comprising wash hand basin with mixer tap over, low level WC and walk in shower cubicle with shower off mains supply over, heated towel rail, tiled splashbacks to all wet areas.

#### BEDROOM THREE 3.3m x 2.7m (10'9" x 8'10" )

Double glazed window to side aspect overlooking garden, an array of built in storage cupboards accessed to eaves storage, radiator, power points.

#### BATHROOM 3m x 2.9m (restricted head height in places) (9'10" x 9'6" (restricted head height in places))

Obscured double glazed window to rear aspect, luxury three piece suite comprising wash hand basin with mixer tap over, hidden cistern WC, oversized spa style bath with mixer tap and shower attachment over, inset floor lighting, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

### EXTERIOR

#### FRONT OF PROPERTY

Low maintenance front garden mainly laid to block paving that is accessed via a dropped kerb through double gates and provides a generous parking area, wall and fenced boundaries, well stocked flower beds, EV charging point, access to garage, gated path to rear garden.

#### GARAGE

Single garage accessed via up and over door, benefitting from power and lighting.

#### GARDEN

Delightful private garden that's to a sunny, westerly aspect, mainly laid to lawn with wall and fenced boundaries and enjoying a generous wrap around raised deck that's accessed from the kitchen/dining/family room and as well as the lounge. Pedestrian access to the garage, gated access to the front garden.

#### TENURE

This property is freehold.

#### COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band E according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

#### ADDITIONAL INFORMATION

There is a historic covenant to a restriction of an erection of a separate building. The property is in a coal mining area for which it is recommended a mining report is obtained.

Local authority: South Gloucestershire Council

Services: All services connected.

Broadband speed: Ultrafast 1000mbps (Source - Ofcom).

Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom).

