



7 ROCKLEAZE AVENUE
Sneyd Park, Bristol, BS9 1NG

 **RUPERT
OLIVER**
property agents



7 Rockleaze Avenue

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A stunning beautifully refurbished family house of circa 2500 sq. ft with four double bedrooms, two bathrooms, a deep southerly facing rear garden and off-street parking.

BEAUTIFULLY REFURBISHED CIRCA 2500 SQ. FT PERIOD HOUSE * SUPERB SOUTHERLY FACING REAR GARDEN * OFF-STREET PARKING * EXQUISITE ACCOMMODATION OVER THREE FLOORS * STUNNING LIGHT-FILLED FAMILY KITCHEN AND DINING ROOM * TWO FURTHER RECEPTION ROOMS * FOUR BEDROOMS AND TWO BATH / SHOWER ROOMS * UTILITY CUPBOARD AND A SEPARATE CLOAKROOM * RETAINED PERIOD FEATURES * EASY ACCESS TO THE DOWNS

Situation

Rockleaze Avenue is a charming terrace of largely Victorian three storey family houses situated just off The Downs – a green open public space of some 400 or so acres.

There are several well-known private schools in the area; most notably Badminton School for Girls, Redmaids High School and St Ursula's School; with Clifton College, Clifton High School, BGS and QEH located just across The Downs.

Within an easy commute is a large Waitrose supermarket in Henleaze, several independent shops on Stoke Hill and across The Downs numerous independent retailers, bars and restaurants in Clifton village and along Whiteladies Road.

For Sale Freehold

7 Rockleaze Avenue is a stunning family home; beautifully refurbished and much improved by the current owners.

Over the past few years, each floor and every room has undergone some element of refurbishment; with a new damp proof course across the lower ground floor, brand new kitchen and dining room; new boiler and hot water system (with NEST controls) and redecoration throughout to name but a few.

On entering, a small flight of stairs lead up to the front door, with separate access directly below into the lower ground floor.

Inside, a small entrance porch provides the perfect space for coats and boots, with a door opening into the tiled entrance hall.







The light-filled hall opens up into the wider hallway, complete with a painted stripped wooden floor and retained ceiling plasterwork.

To the rear of the house is a the superb sitting room; flooded with natural light from twin sash windows overlooking the garden, along with a pair of French doors opening out onto a deck with stairs down to the garden. This room has an attractive marble fireplace with an open hearth below and matching painted floorboards.

To the front of the house is a lovely family room, currently dressed as a home office / studio. This too is flooded with light from a triple sash square bay window with stained glass detailing and also benefits from a painted stripped wooden floor. A handsome carved wooden fireplace provides a focal point, complete with a cast iron hearth below.

From the entrance hall, a door gives access to the newly renovated staircase, complete with oak runners leading to the open plan kitchen and dining room below.

This is a stunning space; beautifully designed and opened up by the current owners to create a truly sociable space, with oversize concrete tiles and the warmth of underfloor heating running throughout the space. A huge pair of glazed sliding doors reveal the deep garden behind, with a further glazed door leading out onto the paved terrace and garden beyond.

The kitchen itself is beautifully appointed, with an oversized central island with single piece of Quartz worktop and recessed Fisher & Paykel ceramic hob. A further fullwidth wall of floor and wall mounted storage provides further storage and prep space, with twin wall mounted electric oven and grills, along with an integrated dishwasher, fridge and freezer. The understairs have been cleverly carpentered to create space for both a washing machine and dryer, with plenty of space left in the room for a full size dining table and chairs. Stunning.

From the kitchen, there is access to a fully fitted cloakroom with a w.c and washbasin.

In addition, the current owners have created a versatile fourth bedroom on the lower ground floor, complete with its own en-suite shower room. There is independent access to the lower ground floor from the front, meaning this is perfect space for older children, dependent relatives, guests or home help.

The whole of the lower ground floor can be accessed independently from the front, via a front door and enclosed tiled entrance hallway.





From the entrance hall above, stairs lead up to the first floor with a generous half-landing, finished with full-width bookshelves and lit by a large Velux window above.

The first floor landing is well proportioned, and gives access via a loft hatch to a fully boarded attic space, also housing the Viessman Boiler and separate Gledhill 288L water tank.

Across the first floor lie three well-proportioned double bedrooms. The main bedroom, to the front, enjoys twin sash windows and a twin pair of fitted double wardrobes either side of the chimney breast.

To the rear are two further double bedrooms, each overlooking the garden. Bedroom two has a pair of fitted wardrobes along with twin sash windows.

These bedrooms share a beautifully appointed family bathroom with a contemporary twin ended bath and an oversize shower cubicle, complete with rainfall shower head and a separate rinser. In addition there is a vanity basin with storage below, a low level w.c, a radiator with a matching pair of towel rails above and an opaque sash window.

Outside

The rear garden has a south east facing orientation and catches much of the day's sun. Rather unusually, it can be accessed via both the kitchen (from the oversize sliding doors and separate glazed door) as well as from the sitting room above, via decked terrace and stairs creating a wonderfully versatile "indoor / outdoor" lifestyle.

Over the past few years the garden has been sensitively landscaped, with a deep paved dining terrace leading off from the kitchen, a larger area of level lawn in the middle and a further decked terrace to the rear. To the side are mature borders planted with a variety of shrubs, plants and herbs creating year 'round colour and form.

From the paved terrace is access to a further outside storage shed four green furniture and tools etc.

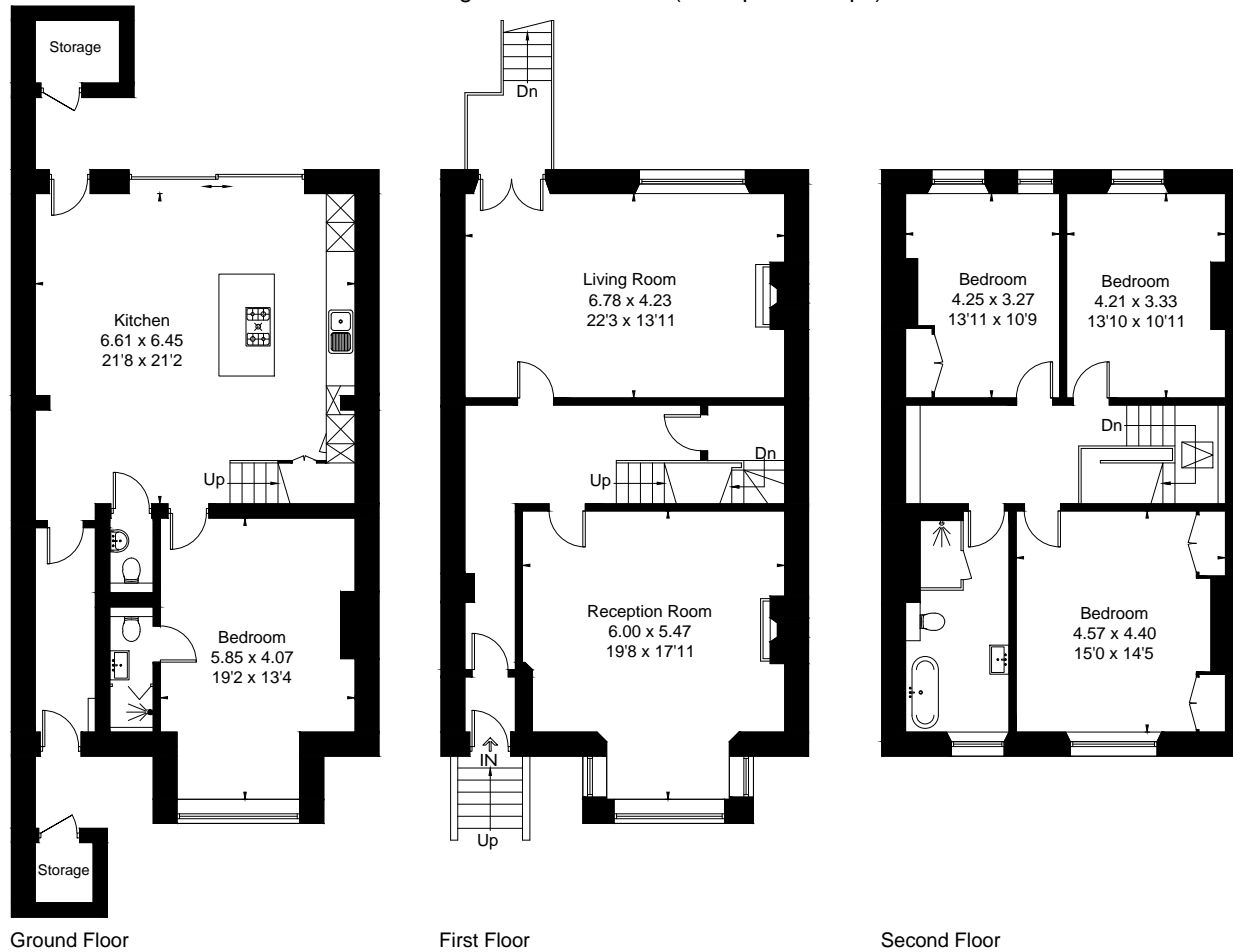
To the front is a block paved off-street parking space with the ability to park an additional car in-front. Under the stairs leading up to the front door is a useful secure storage shed – ideal for bins and bike storage etc.

Services

All main services connected.



Approximate Area = 235 sq m / 2529 sq ft
 Storage = 3.9 sq m / 42 sq ft
 Total = 238.9 sq m / 2571 sq ft
 Including Limited Use Area (2.1 sq m / 23 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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