



**Rockleaze Road, Bristol**  
**£975,000**

3 bedroom detached house for sale | Freehold **SSTC**

## The Property-

A stunning turnkey opportunity to acquire a bespoke contemporary home, thoughtfully extended and comprehensively renovated to an exceptional standard throughout. The ground floor benefits from underfloor heating and offers beautifully light, free-flowing living spaces designed for modern lifestyles. The living room enjoys shuttered double-glazed windows to the front and seamlessly opens into the dining area, flooded with natural light via bi-folding doors overlooking the rear garden, creating an ideal space for entertaining and alfresco living. The high-specification kitchen is a real highlight, featuring a central breakfast island, wine fridge, induction hob, integrated double oven with microwave, generous worktop and cupboard space, a one-bowl sink with mixer tap and boiling water function, integrated dishwasher, and further bi-folding doors to the garden. Further benefits include a separate utility/laundry room, useful storage, and a stylish ground-floor WC.

The first-floor landing is naturally bright, benefiting from a Velux skylight, and provides access to all accommodation. The impressive principal bedroom is a generously sized double, featuring extensive built-in wardrobes, a private balcony, and a luxurious freestanding bathtub. The en suite is immaculately presented and finished to a high standard, comprising tiled flooring and partially tiled walls, a double-glazed window to the front aspect, a large wash basin with mixer tap, WC, and a spacious walk-in shower with a rainfall shower head. Further benefits include an extractor fan, a heated towel rail, a large wall-mounted mirror, and built-in shower storage. The second bedroom is a generously proportioned double, complete with built-in wardrobes. The third bedroom is versatile and can function as a double bedroom, home office, or nursery, as it is currently being used. The family bathroom is elegantly appointed with tiled flooring and partially tiled walls, creating a clean and contemporary feel. It features a bath and a separate shower cubicle with both handheld and rainfall shower heads, a stylish wash basin with mixer tap, WC, heated towel rail, and an extractor fan, combining practicality with a touch of indulgence.

## Outside-

The front of the property offers off-street parking for two vehicles, along with convenient external power, ideal for electric car charging. The rear garden is a beautifully appointed, south-facing space designed for low-maintenance living. It features a combination of decking and tiled flooring, outdoor power and water supply, and the added luxury of outdoor heating. The garden also enjoys direct access to The Downs, providing a seamless connection to this iconic open space.

## Location-

Situated on the highly sought-after Rockleaze Road in Sneyd Park, this property enjoys a peaceful, leafy setting with easy access to the Durdham Downs for walking, cycling, and stunning views. Local shops, cafés, and restaurants are close by, with Clifton Village and Henleaze just a short drive away. Bristol city centre is around 2 miles distant, with excellent road links and public transport. The area is also well served by a range of respected schools, making it ideal for families.

Please note: the seller is a Director of Hopewell and has a personal interest in the sale.

Council Tax Band: F (Bristol City Council)

Tenure: Freehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



23 ROCKLEAZE ROAD SNEYD PARK BRISTOL BS9 1NF  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,322 SQ FT / 123 SQ M  
 GARDEN 210 SQ FT / 20 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	78	85
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			



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