



19 Rosling Road, Bristol
£750,000

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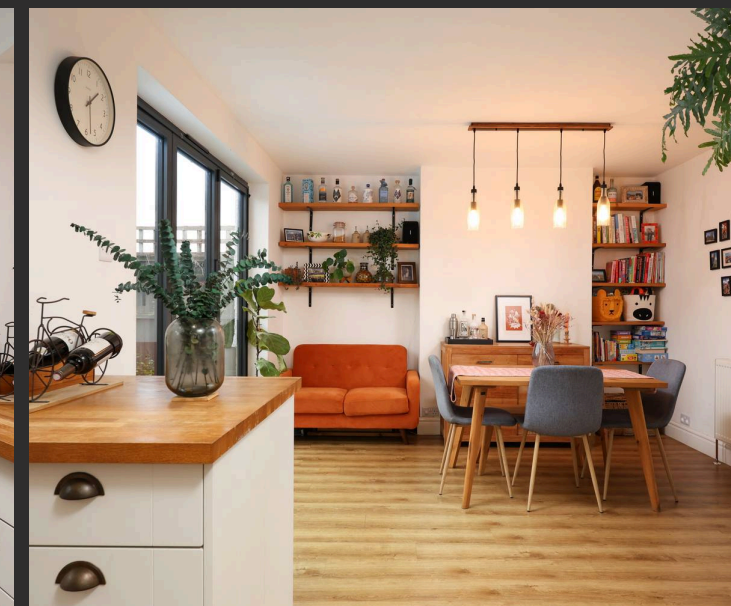
Bristol, Bristol

- Four bedrooms
- Semi-detached property
- Off-street parking
- Loft conversion
- Far-reaching views
- Contemporary decor
- Close to Gloucester Road
- South-east facing garden
- Recently renovated
- Open-plan kitchen/diner

This impressive four-bedroom 1930s-style semi-detached home sits elevated on one of Horfield's most desirable roads.

The substantial accommodation is arranged over three floors and has been renovated to a high standard, blending period character with modern finishes throughout. Upon entering, you are welcomed into a bright hall leading to the generous sitting room, where double-glazed bay windows flood the space with natural light, and a wood-burning stove serves as a focal point. At the rear, the open-plan kitchen/diner offers ample space for families and socialising, with bi-folding doors opening onto the generous deck. The kitchen features shaker-style cabinetry, wooden worktops, dual-aspect windows, integrated appliances, and space for a range-style cooker and a washing machine. The dining area accommodates a large table, pendant lighting, and shelving.

The staircase sweeps up to the first floor, opening into three well-proportioned bedrooms and a family bathroom. Bedroom two faces the front and features a bay window, fitted with a bay window seat.



The staircase sweeps up to the first floor, opening into three well-proportioned bedrooms and a family bathroom. Bedroom two faces the front and features neutral decor, fitted wardrobes, and double-glazed bay windows. Bedroom three is a spacious double with double-glazed windows overlooking the rear garden, while bedroom four, currently a nursery, also shares this outlook. The beautifully finished family bathroom features a modern white suite with sleek black fittings, including a wall-mounted vanity unit, a bath with a shower over, a heated towel rail, and a double-glazed window providing plenty of natural light.

The top floor hosts the principal bedroom suite, offering far-reaching views towards Bath through sliding double-glazed patio doors and a glass Juliet balcony. The room includes built-in wardrobes and storage in the eaves. The en-suite shower room features a large walk-in shower, tiled splashbacks, a vanity unit, w.c., and tiled flooring.

Externally, the front of the property features a classic 1930's facade, with a block-paved driveway offering off-street parking (a rare advantage in this area).

The rear garden is divided into three distinct sections, maximising its versatility in a sunny southeast-facing setting. The layout starts with a raised, decked terrace that steps down to a wide pathway laid with slate chippings. This path leads to a lawn, which extends to an additional decked seating area at the back. Raised planters border the garden, and mature plants, trees, and shrubs provide natural privacy from neighbouring properties. To the side, there is room for a large Asgard bike or storage shed, with gated access leading to the front of the house.

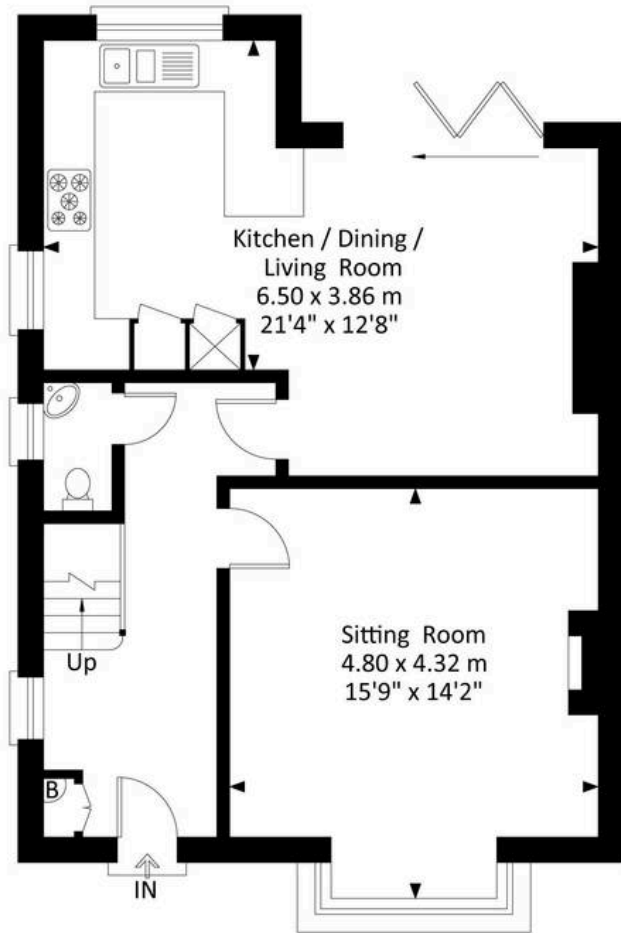


The property is ideally situated within easy reach of the vibrant shops, cafes, and amenities of Gloucester Road and Horfield Common, including the recently renovated Ardagh Centre, and falls within the catchment area for several well-regarded local schools, making it an excellent choice for families.

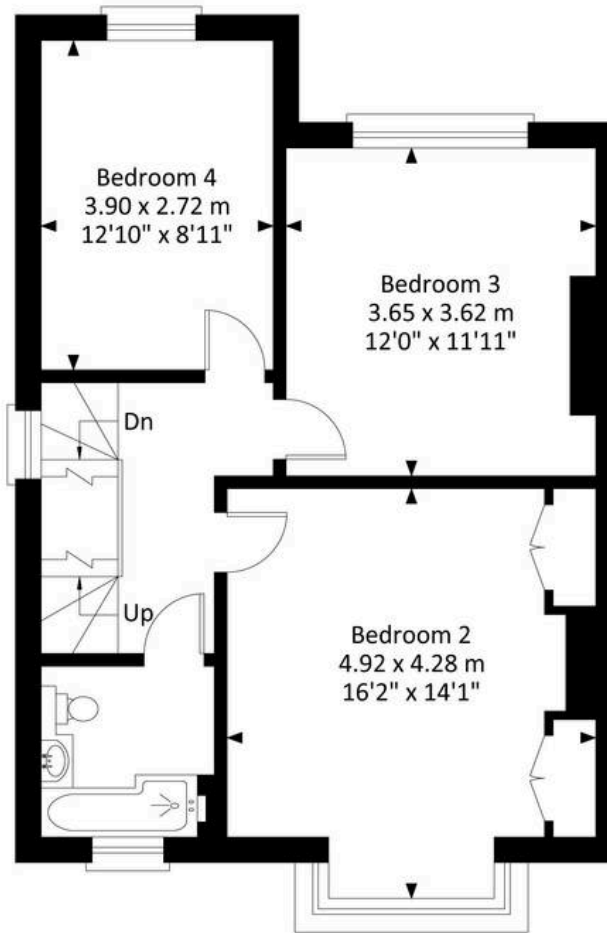


19 Rosling Road, Horfield, Bristol, BS7 8SX

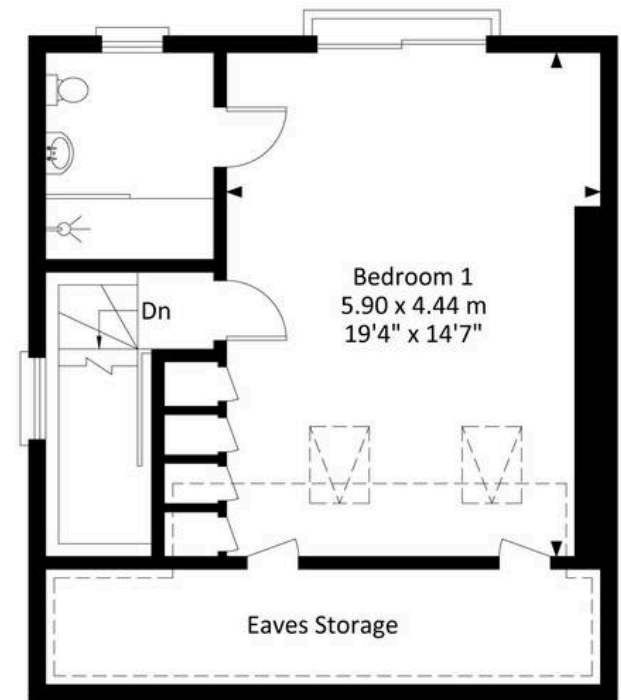
Approximate Gross Internal Area = 152.91 sq m / 1645.91 sq ft
(Excluding Eaves Storage)



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurement are approximate, not to scale.



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