



**SARAH CLARK**  
PROPERTY CONSULTANTS

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ROMAN WAY, BRISTOL, BS9 1SS



Available to rent, this superb 1930s detached property combines modern, open-plan living with period charm, offering versatile space both inside and out.

On the ground floor, a welcoming entrance hall leads to a bright sitting room with a large bay window and a cast-iron wood-burning stove. The rear of the property has been transformed into a stylish open-plan kitchen, dining, and family space — perfect for day-to-day living and entertaining. The contemporary kitchen features granite worktops, a large island, integrated Siemens appliances, and a snug seating area. Bi-fold doors open to a stunning dining/sun room with underfloor heating, overlooking the rear garden. A utility room, downstairs WC, and additional storage space complete this floor.

Upstairs, there are five well-proportioned bedrooms — three generous doubles (including the master with en-suite) and two good-sized singles that could also serve as home offices. The family bathroom includes a jacuzzi bath, separate shower, and modern fittings.

Outside, the property boasts a generous rear garden of approximately 100 ft, with a decked terrace for al fresco dining, a large lawn, and mature planting. To the front,



## Features

- Available Now
- 5 Bedroom House
- Large Kitchen/Family Room
- Fully Equipped Kitchen
- Master Bedroom with En-suite
- Storage Space
- Large Rear Garden
- Off-Street Parking

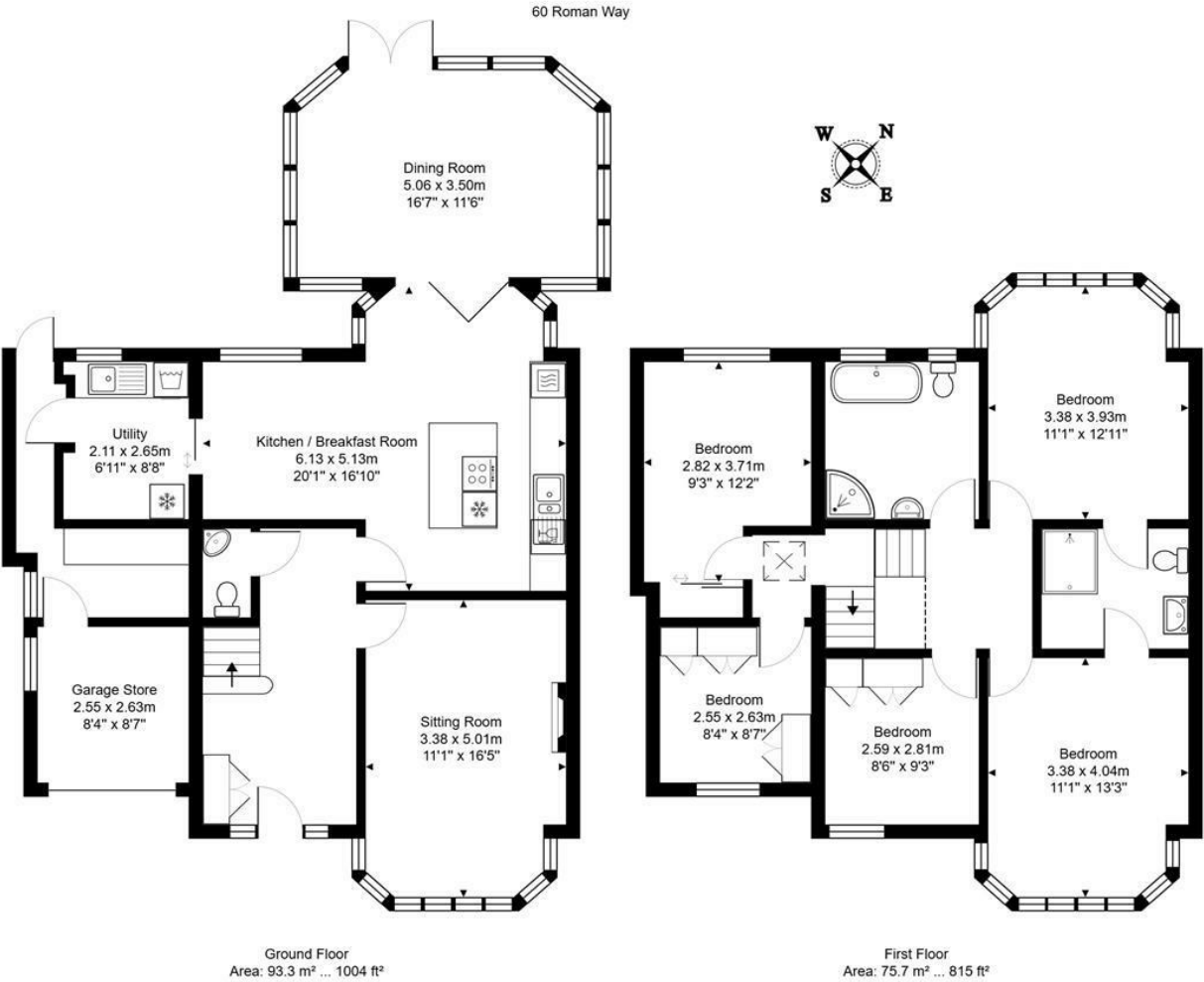






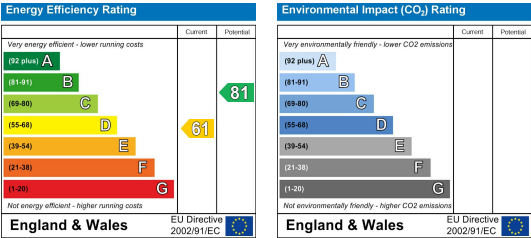
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Total Area: 169.0 m<sup>2</sup> ... 1819 ft<sup>2</sup>

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.  
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.