



Vicarage Road, Coalpit Heath, Bristol BS36
£475,000

Spacious family home in a cul-de-sac | Freehold

I am more than happy to confirm that this is a great location to bring up a family. That's what the owners of this house have done. That's what we did (just around the corner). And, with this property, you have the advantages of an en-suite double bedroom in the loft, which makes an excellent "master" or a superb guest room, together with an extended extra bedroom to the side that also creates a covered parking space below that forms a link between the 2/3 car parking space at the front, and the long garage to the rear. And the garden! At close to 90ft long, thoughtfully split into productive, decorative and relaxational areas (ie there are fruit bushes and apple trees, patios, lawns, a pond and more), and surprisingly secluded, it really is a major feature.

Council Tax Band: Band D (£2596.02 per annum 2026/27). (South Gloucestershire Council)
Tenure: Freehold
Parking options: Driveway, Garage, Off Street
Garden details: Front Garden, Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

GROUND FLOOR:

Entrance Hall

w: 6' x l: 13' 4" (w: 1.83m x l: 4.06m)
Partly double-glazed (coloured and leaded) front door and matching side panes; staircase, with timber banister, rising to first floor, over built-in storage cupboard; glazed internal doors; smoke detector; phone pt; double radiator.

Lounge/Diner

w: 11' 10" x l: 25' 8" (w: 3.61m x l: 7.82m)
Wide double-glazed window to front and double-glazed patio doors into Conservatory at rear; classic-style fireplace and surround, with fitted gas coal-effect gas fire inset; laminate flooring; glazed door into...

Kitchen

w: 8' 9" x l: 11' 10" (w: 2.67m x l: 3.61m)
Wide double-glazed window to rear; frosted double-glazed door to side; excellent range of fitted base and wall units, in white with stainless steel handles, with rolled-edge granite-effect worktops and tiled splashbacks; inset 1½-bowl single-drainer stainless steel sink and mixer tap; electric cooker pt, with fitted stainless steel chimney hood; plumbing for washing machine; space for fridge/freezer; double radiator.

Conservatory

w: 7' 6" x l: 10' 9" (w: 2.29m x l: 3.28m)
Part-brick double-glazed construction under polycarbonate roof; double-glazed french doors to side; double radiator.

FIRST FLOOR:

Landing

Timber balustrade, and staircase rising to second floor with matching balustrade; smoke detector.

Bedroom Two

w: 10' 7" x l: 13' 4" (w: 3.23m x l: 4.06m)
Wide double-glazed window to front; fitted shelves; double radiator.

Bedroom Three

w: 11' 1" x l: 11' 10" (w: 3.38m x l: 3.61m)
Wide double-glazed window to rear; fitted shelved airing cupboard housing Worcester gas-fired combi boiler; laminate flooring; fitted shelves; radiator.

Bedroom Four

w: 7' x l: 13' (w: 2.13m x l: 3.96m)
Double-glazed windows to front and rear; laminate flooring; double radiator.

Bedroom Five

w: 7' 4" x l: 7' 9" (w: 2.24m x l: 2.36m)
Double-glazed window to front; double radiator.

Bathroom

w: 6' 8" x l: 8' 2" (w: 2.03m x l: 2.49m)
Frosted double-glazed window to rear; white suite comprising pedestal wash basin, w.c., panelled bath with mixer tap, and corner glazed cubicle and Mira Sprint shower; tiled walls and tiled floor; mirrored wall cabinet and glass shelf; tall towel rail radiator; extractor fan.

SECOND FLOOR:

Landing

Velux double-glazed skylight window.

Bedroom One

w: 10' 2" x l: 15' 9" (w: 3.1m x l: 4.8m)
Double-glazed dormer window to rear; Velux double-glazed skylight/fire escape window to front; doors into eaves storage; double radiator with shelf over; door into...

En Suite

w: 7' 6" x l: 7' 8" (w: 2.29m x l: 2.34m)
Frosted double-glazed dormer window to rear; white walk-in shower cubicle, with glazed screen, tiled surround, hand-held and rain shower heads; grey cabinet with countersunk white wash basin with mixer tap, and matching w.c. with concealed cistern; tiled floor; towel rail radiator; shaver pt and glass shelf.

EXTERNAL:

Front Garden & Parking

Lawn, with flower borders and shrubs; low wall to front; paviour parking for 2/3 cars, providing access to side of house under...

Carport

Leading to...

Garage

w: 8' x l: 24' 7" (w: 2.44m x l: 7.49m)
Detached, to the side of the Rear Garden; up-and-over door; windows to side and rear; light and power; door to...

Rear Garden

w: 23' x l: 90' (w: 7.01m x l: 27.43m)
Gate from side drive/carport; first section of garden laid to lawn, with flower borders and shrubs (including lavender which the bees love!); second section is a paved patio, with wide rockery to one side and ornamental fishpond opposite; decking area to one side; third area is also lawned, with apple tree and fruit bushes; final section, approached through a low gate and fence, is a "natural" area, with a greenhouse, fruit trees and rhubarb; the whole garden has fencing to both sides, with a hedge to rear.

LOCATION:

The Manor CE Primary School, which is a short walk from this cul-de-sac, is rated as "Good", which keeps up its reputation from when we put four kids through it! Similarly, Winterbourne Academy is rated the same, so you can see why this is such a popular area for growing families. Now that the new Badminton Road bridge, over the M4, has been opened, access to the motorway and into Bristol has been massively simplified, so this is a very convenient area to live in.

GENERAL:

Tenure

Freehold.

Council Tax Band

Band D (£2596.02 per annum 2026/27).

IMPORTANT:

These particulars do not constitute nor form part of any offer of contract, nor may they be regarded as representative. Measurements are approximate. No services, appliances or fittings described in these particulars have in any way been tested by Haighs and it is therefore recommended that any prospective buyer satisfies themselves as to their operating efficiency before proceeding with a purchase. Photographs are used only to give an impression of the general size and style of the property, and it should not be assumed that any items shown within these pictures (internal or external) are to be included in the sale. Prospective purchasers should satisfy themselves of the accuracy of any statements included within these particulars by inspection of the property. Anyone wishing to know specific information about the property is advised to contact Haighs prior to visiting the property, especially if in doing so long distances are to be travelled or inconvenience experienced.

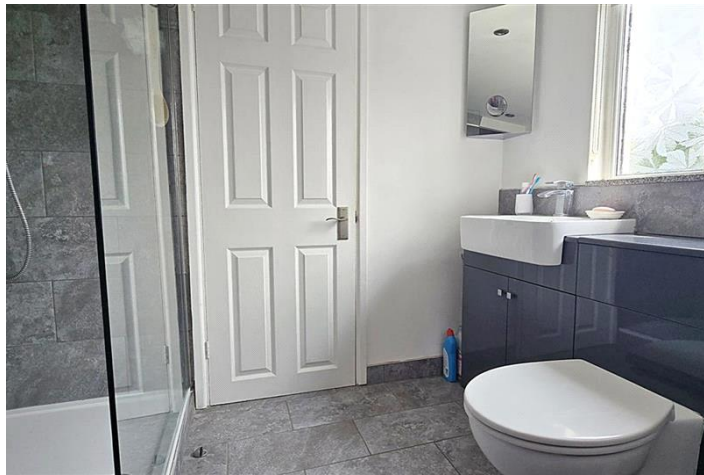
INTERESTED?

If you would like to submit an offer to purchase this property, subject to contract, please contact Haighs. In order for us to process your offer and to give our clients our best advice, we will require evidence of how you intend to fund your proposed purchase, and we may ask you to discuss, without initial cost or obligation, your proposal with an Independent Financial Adviser of our choosing for

further verification. Should your offer prove to be acceptable, subject to contract, we will need to see identification documentation in line with Money Laundering Regulations.



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.







TOTAL FLOOR AREA: 1313 sq ft (122.0 sq m.) approx.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D	62	70
(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.