



## Kinsale Road

Whitchurch, Bristol, BS14 9HB

Guide Price £480,000

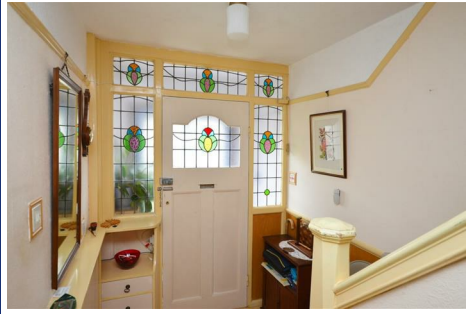


- Extended
- Three Reception Rooms
- Located Close To Schools
- Four Bedrooms
- Large Rear Garden
- Garage and Off Street Parking
- Located Close To Knowle Golf Club
- CALL TODAY TO VIEW!

# Kinsale Road

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Sought after location of Kinsale Road this extended 1930's semi detached family home with many of it's original features making it a must view property. The property briefly comprises: Entrance porch, entrance hallway, living room, dining room, sun room, extended kitchen, inner hallway leading to utility and w.c all to the ground floor. To the first floor are four good size bedrooms and shower room. Further complemented by gas central heating, double glazing, larger than average enclosed rear garden and integral garage with ample off street parking. Only an internal inspection can fully appreciate all this property has to offer.

### Entrance Porch

Access from the front of the property leading into the porch. Door providing access into the entrance hall.

### Entrance Hall

Access from the porch leading into the entrance hall. Stairs providing access from the ground floor to the first floor. Access into the living room, dining room and kitchen.

### Living Room

14'9" x 13'10" (4.50 x 4.23 )

Access from the entrance hall leading into the living room. Double glazed bay window to the front. Fireplace.

### Dining Room

12'4" x 12'2" (3.77 x 3.71 )

Access from the entrance hall leading into the dining room. Feature fireplace. Access leading into the sun room.

### Sun Room

10'10" x 7'10" (3.32 x 2.41 )

Access from the dining room leading into the sun room. Double glazed window to the rear of the property. Access into the inner hallway.

### Kitchen

13'5" x 8'11" (4.11 x 2.73 )

Access from the entrance hall leading into the kitchen. Range of wall and base units with roll edge worktops. Electric hob with extractor over. Integrated double oven. Window to the side of the property. Space for tall standing fridge freezer. Inset sink with mixer tap.

### Inner Hallway

Access from the kitchen leading into the inner hallway. Access into the utility/wc and the sun room.

### Utility/WC

Access from the inner hallway leading into the utility/wc. Wash hand basin. W/C.

### First Floor Landing

Stairs leading from the ground floor to the first floor. Access into all bedrooms and the shower room

### Shower Room

uPVC double glazed window to rear elevation, shower cubicle with mixer shower over, low level w.c, pedestal wash hand basin set within vanity unit, radiator, tiled splashbacks, vinyl flooring.

### Bedroom One

13'10" x 12'2" (4.23 x 3.72 )

Access from the landing leading into bedroom one. Built in wardrobes. Double glazed bay window to the front.

### Bedroom Two

12'4" x 12'2" (3.76 x 3.72 )

Access from the landing leading into bedroom two. Built in wardrobes. Double glazed window to the rear.

### Bedroom Three

17'0" x 9'11" (5.19 x 3.04)

Access from the landing leading into bedroom three. Double glazed bay window to the front.

### Bedroom Four

8'4" x 8'0" (2.55 x 2.44)

Access from the landing leading into bedroom four. Double glazed window to the front.

### Front Garden

The front of the property is laid to block paved driveway with mature shrubs surrounding. Access down the side of the property leading to the rear garden. Access to the front of the property and the garage.

### Rear Garden

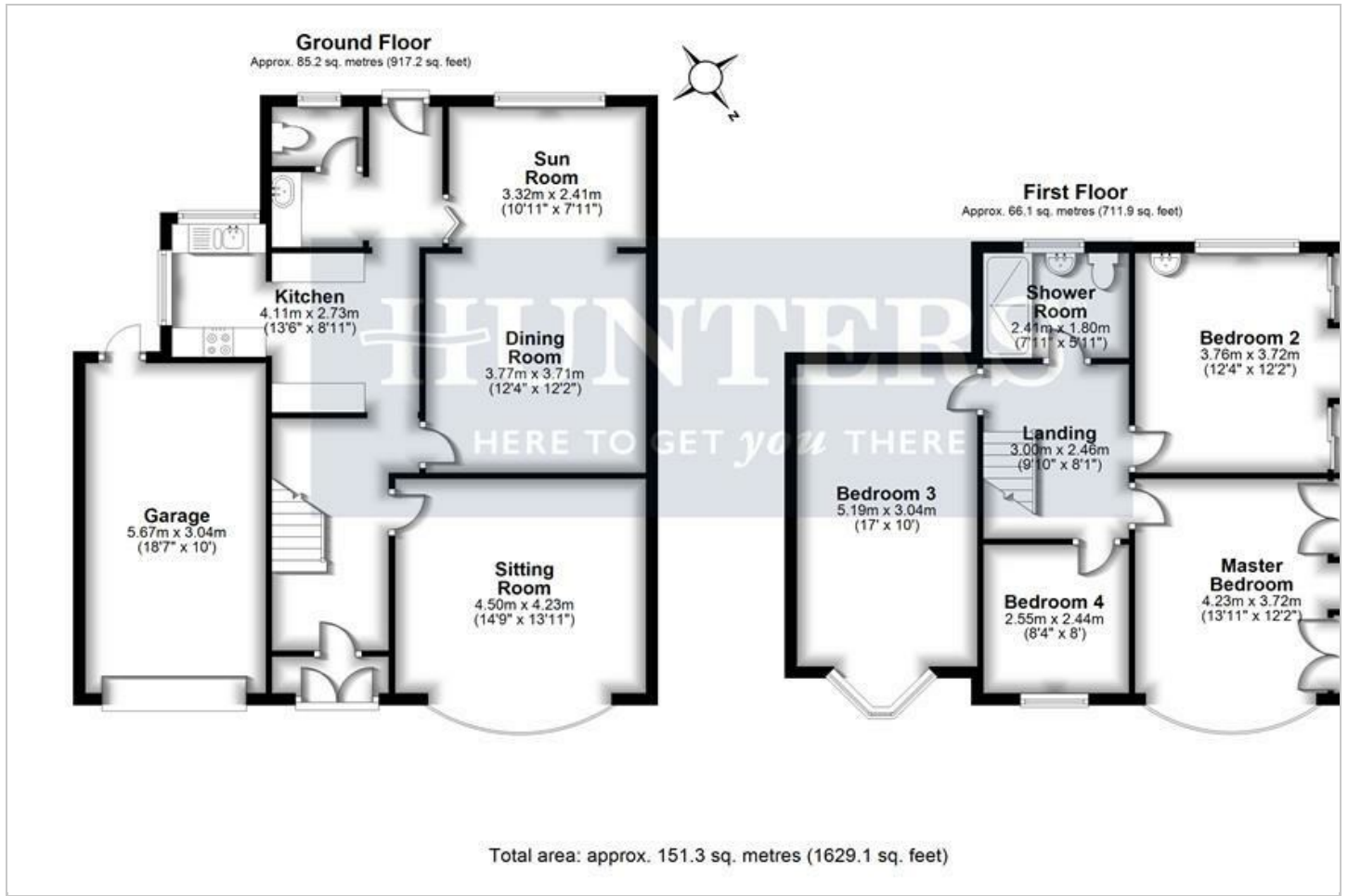
The large rear garden is 1/3 laid to lawn with a patio area. The garden is fully enclosed and mature shrubs, fruit trees and soft fruit, two storage sheds and green house.

### Garage

18'7" x 9'11" (5.67 x 3.04 )

Access to the garage via up and over door or via door to the rear.

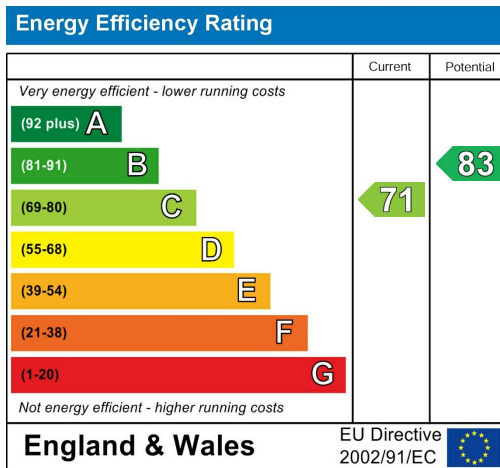
# Floorplan







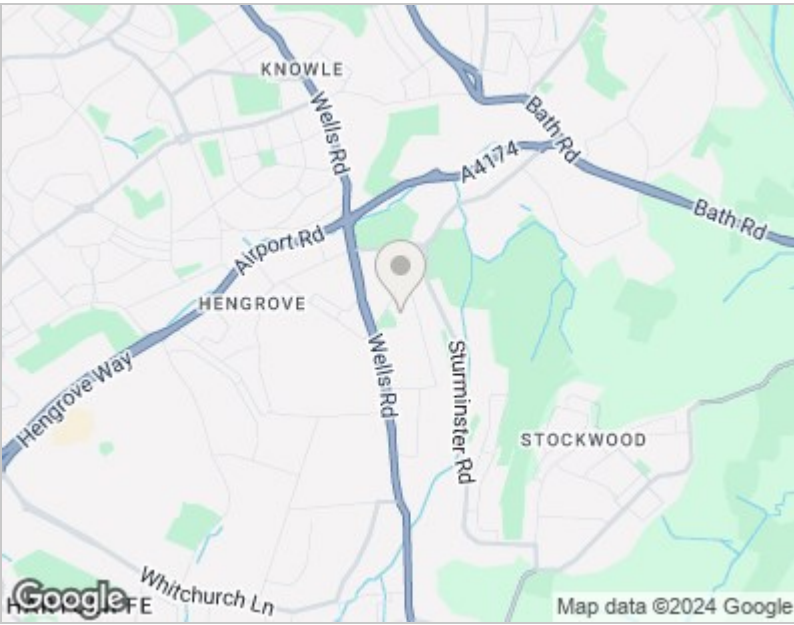
## Energy Efficiency Graph



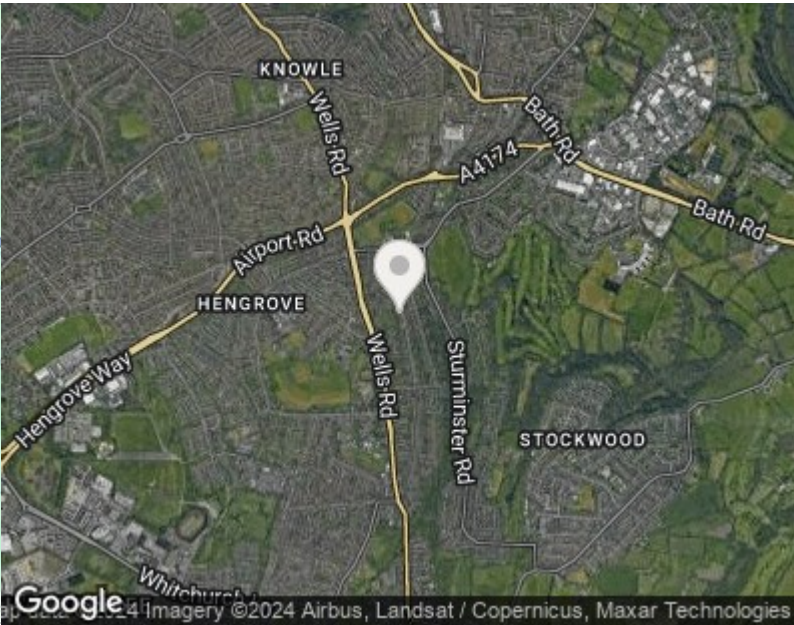
## Viewing

Please contact our Hunters Whitchurch Office on 01275 891444 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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