



Kinsale Road, Whitchurch

£550,000

- **Energy Rating - D**
- **Five Bedrooms**
- **Two Reception Rooms**
- **Utility & Pantry**
- **Ground Floor Cloakroom**

- **Extended Semi Detached Family Home**
- **West Facing Rear Garden**
- **Kitchen / Diner & Further Separate Dining Room**
- **Family Bathroom / En-suite Shower Room**
- **Games Room In Garden**

Now here's a home that really does tick all the boxes for family living! This beautifully extended, bay-fronted family home offers loads of space across three well-planned levels. It's ideally located for nearby primary and secondary schools, and you've got great access into the City Centre and Bristol Temple Meads – perfect for busy family life.

Step inside and you'll find a welcoming hallway leading to a lovely mix of rooms that flow together effortlessly. There's a bright bay fronted lounge at the front, a generous kitchen/Dining room that's ideal for everyday meals, plus an additional separate dining room and a really handy utility and pantry area. The second reception room is a real highlight – open up those bi-fold doors and you're straight out into the west-facing garden, perfect for soaking up the sun or entertaining friends and family. There's also a useful ground floor cloakroom.

Upstairs, there are four good-sized bedrooms on the first floor, including a main bedroom with its own en-suite shower room, along with a family bathroom. Up on the top floor, you'll find a fifth bedroom – a brilliant space for guests, a home office, or a teenager wanting a bit of independence.

Outside, there's off-street parking at the front, and the west facing rear garden is a real gem – a large patio and covered seating area, a generous lawn, and a detached garden room with power and lighting, perfect as a home office, gym or creative space.

All in all, this is a spacious, well-presented family home with a fantastic layout, great outdoor space, and everything you need right on your doorstep.

Reception Room 12'4" into bay x 10'9" (3.78 into bay x 3.28)

Kitchen / Dining Room 16'8" max x 11'11" max (5.09 max x 3.64 max)

Dining Room 14'9" x 12'1" (4.5 x 3.7)

Reception Room 12'7" x 12'6" (3.84 x 3.82)

Utility 11'8" x 6'11" (3.57 x 2.11)

Pantry 6'11" x 3'11" (2.11 x 1.21)

Bedroom One 13'0" into bay x 10'7" (3.98 into bay x 3.24)

Bedroom Two (Loft Room) 12'5" x 9'10" (3.8 x 3)  
Some Restricted Headroom

Bedroom Three 12'1" x 8'2" (3.7 x 2.5)

Bedroom Four 9'2" x 7'10" (2.8 x 2.41)

Bedroom Five 6'9" x 5'4" (2.08 x 1.64)

Games Room 15'1" x 11'5" (4.6 x 3.5)

Shed 11'5" x 6'2" (3.5 x 1.9)

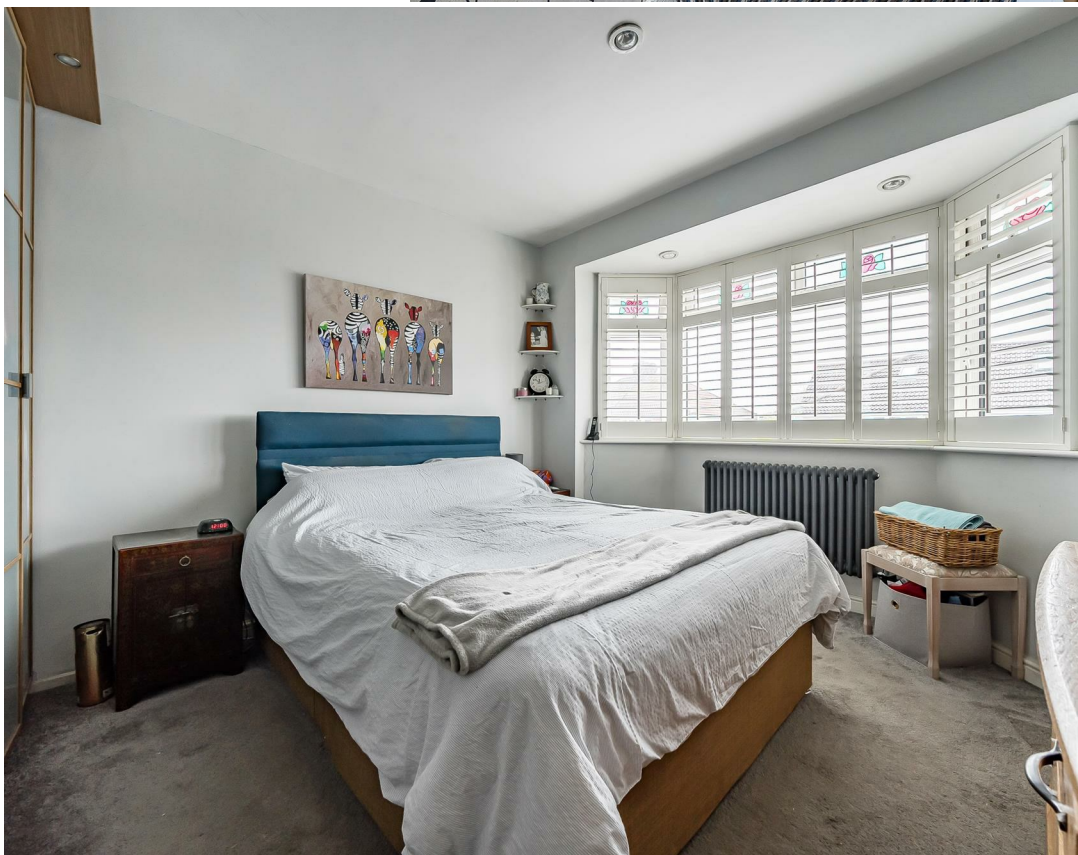
Tenure Status - Freehold

Council Tax Band - C











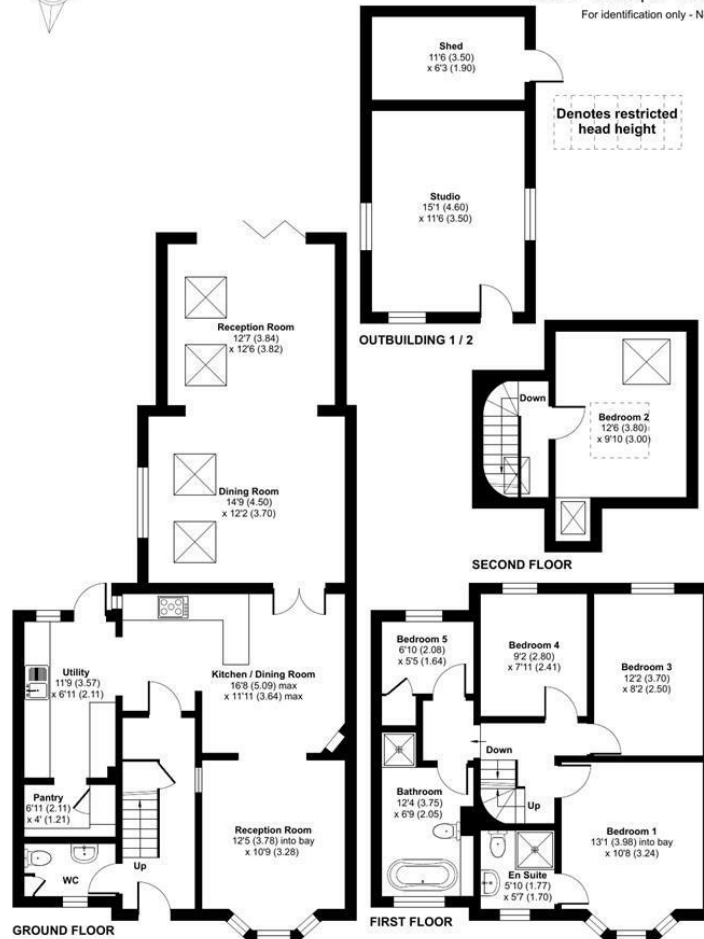




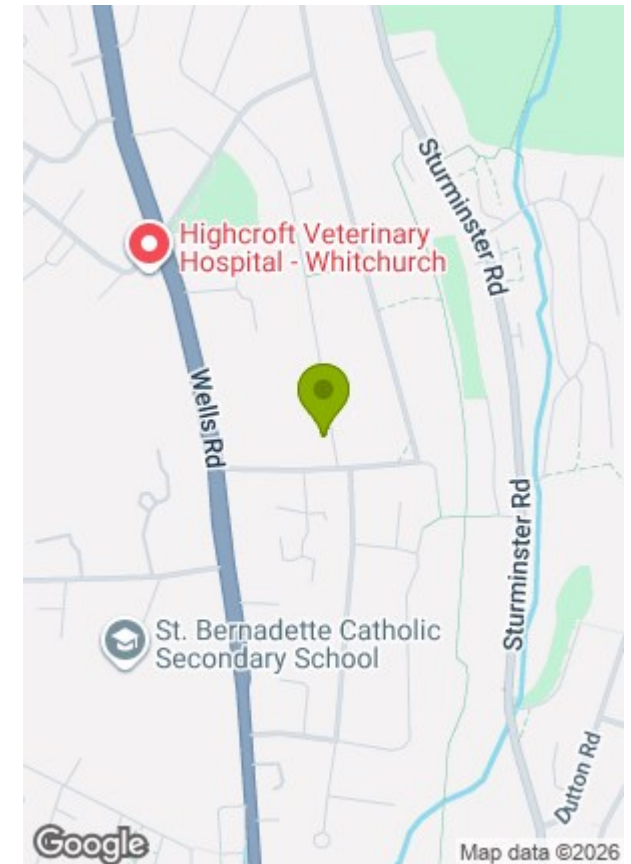
## Kinsale Road, Bristol, BS14

Approximate Area = 1487 sq ft / 138.1 sq m  
 Limited Use Area(s) = 158 sq ft / 14.6 sq m  
 Outbuildings = 245 sq ft / 22.7 sq m  
 Total = 1890 sq ft / 175.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. GREENWOODS SALES · LETTINGS · COMMERCIAL



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
		67	72
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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