



8 KENMORE CRESCENT

FILTON PARK
BS7 0TN



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- Sought-after Kenmore Crescent location in Filton Park
- Impressive loft conversion with en-suite and walk-in wardrobe
- Garage & driveway parking for two cars
- Four well-proportioned bedrooms arranged over three floors
- Spacious open-plan kitchen/diner with central island
- Convenient for Gloucester Road, local amenities and major employers

LOCATION

Kenmore Crescent is situated within the popular residential area of Filton Park, an established neighbourhood known for its convenient amenities and welcoming community. The property is well placed for the independent shops, cafés, restaurants and bars along Gloucester Road, while nearby Monks Park provides green space for outdoor recreation.

A range of local facilities, supermarkets and leisure destinations are within easy reach, including the extensive retail and entertainment offering at Cribbs Causeway. The location is also particularly convenient for major local employers, including Southmead Hospital, Airbus and the Ministry of Defence, with road links providing access across Bristol and beyond.

The area is well served by local schooling, including Charborough Road Primary School, making it an appealing choice for families. Looking ahead, the planned further development of the Brabazon regeneration area, including the proposed Arena, adds to the wider area's ongoing transformation.

ACCOMMODATION

Please see the floorplan for room measurements and the property layout.

GROUND FLOOR

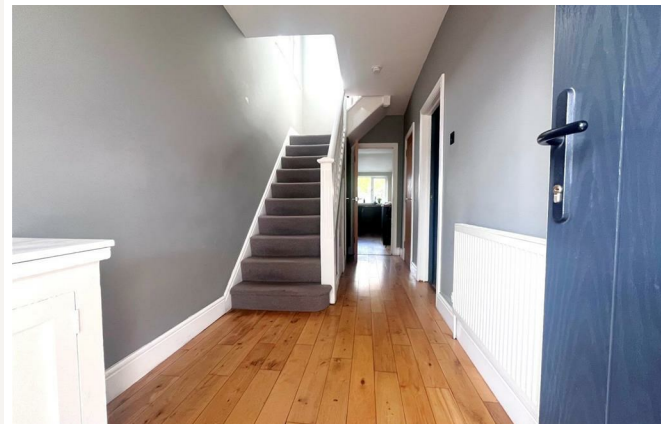
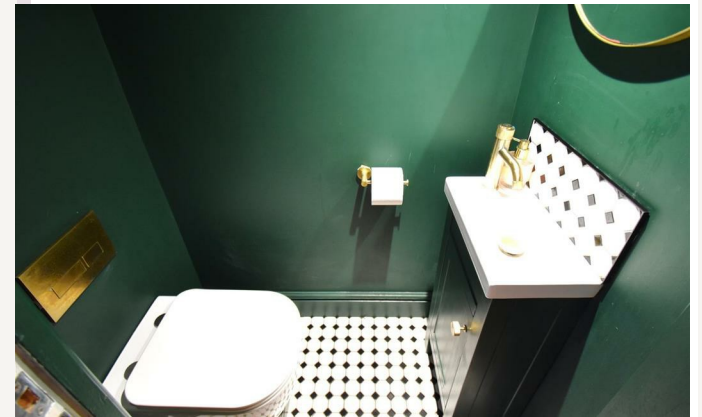
The welcoming entrance hall sets the tone for the accommodation, leading through to a beautifully presented sitting room featuring rich blue walls, wooden flooring and an attractive bay window. Bespoke, handmade alcove cupboards add a distinctive touch, enhancing the room's character and providing practical storage.

To the rear, the impressive open-plan kitchen/diner forms the heart of the home. Generously proportioned and designed with entertaining in mind, the kitchen offers extensive worktop space, ample storage and a central island that brings the space together. Black-framed French doors lead through to the conservatory, providing an additional reception area with views and access towards the garden. A convenient ground-floor cloakroom completes the accommodation on this level.

FIRST FLOOR

The first floor offers three well-presented bedrooms, comprising two generous doubles with cleverly integrated storage and a further sizeable single bedroom, ideal for a child's room, guest accommodation or a home office. The family bathroom is finished in a clean, contemporary style and benefits from both a bath and a separate shower enclosure.







SECOND FLOOR

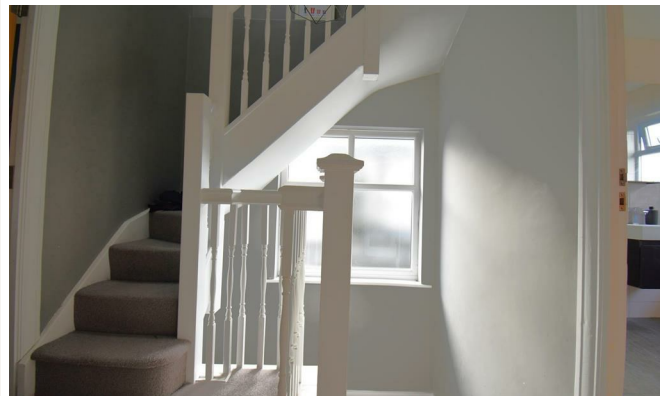
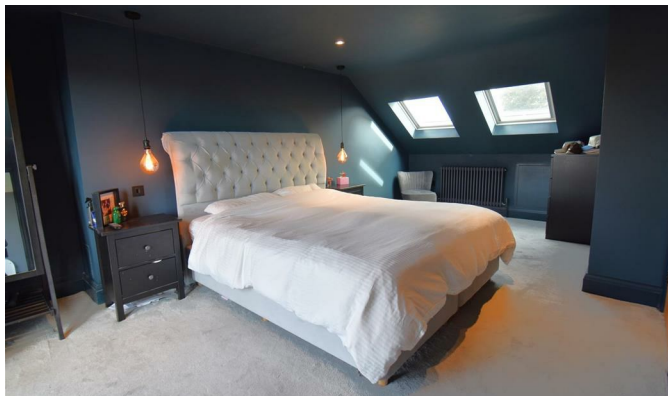
A particularly impressive feature of the property is the thoughtfully designed loft conversion, which provides a spacious fourth double bedroom filled with natural light. This superb room benefits from its own quality en-suite shower room and a walk-in wardrobe, creating a private and well-appointed retreat. French doors open onto a Juliet-style balcony, allowing plenty of natural light to flood the room while enjoying views across North Bristol and the nearby playing fields.

OUTSIDE

The conservatory opens onto an attractive rear garden, offering a pleasant and private setting for relaxing or entertaining. Attractive timber fencing provides a defined boundary, while a dedicated seating area creates an ideal spot for outdoor dining during the warmer months. The hot tub will also be included in the sale, adding an appealing extra for those who enjoy unwinding at home.

To the front, the property benefits from off-street parking for two vehicles, together with a garage providing additional storage or workshop potential.





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FLOORPLAN

FOR GUIDANCE ONLY, NOT TO SCALE
AND NOT TO BE RELIED UPON AS A
STATEMENT OF FACT.

TOTAL SQUARE FOOTAGE
1728.80 SQ FT

COUNCIL TAX BAND : D

RECEPTION ROOM : 2

BEDROOMS : 4

BATHROOMS : 2

FREEHOLD



Total area: approx. 160.6 sq. metres (1728.8 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.





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