



Kinsale Road, Whitchurch

£550,000

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

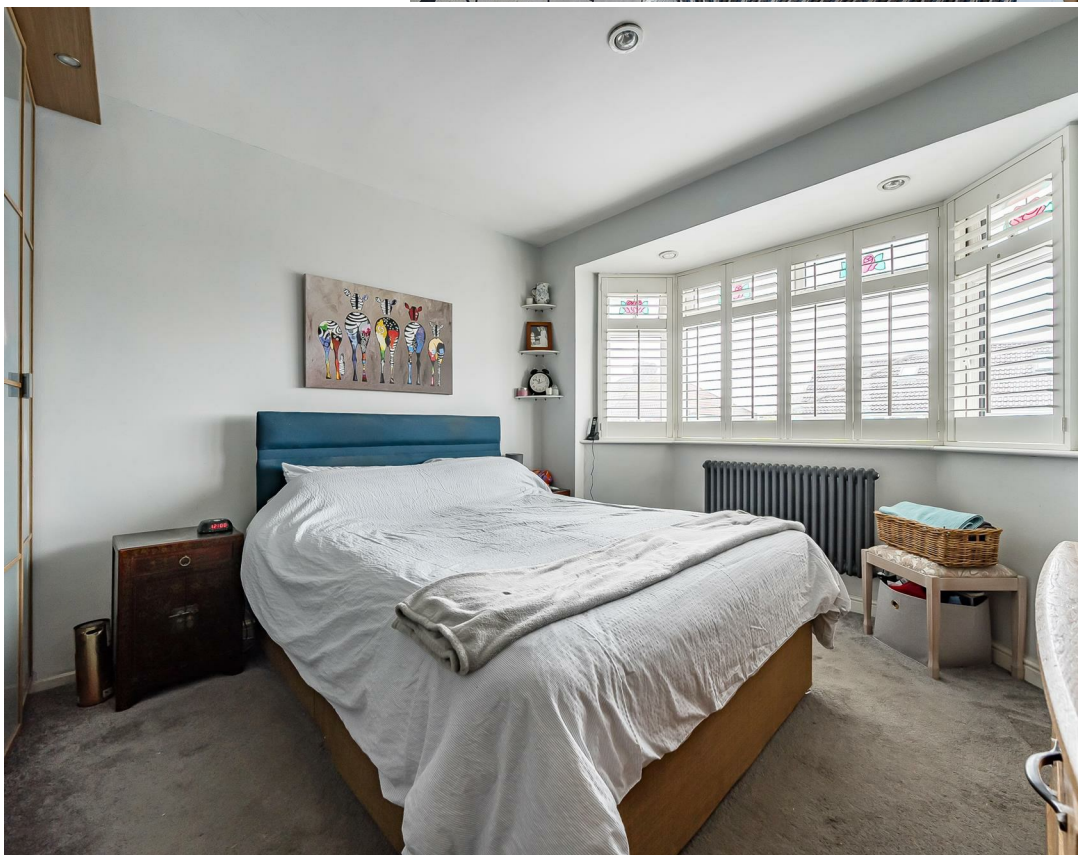
All in all, this is a spacious, well-presented family home with a fantastic layout, great outdoor space, and everything you need right on your doorstep.

- Reception Room 12'4" into bay x 10'9" (3.78 into bay x 3.28)
- Kitchen / Dining Room 16'8" max x11'11" max (5.09 max x3.64 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





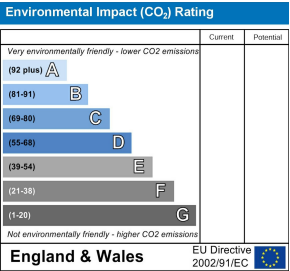
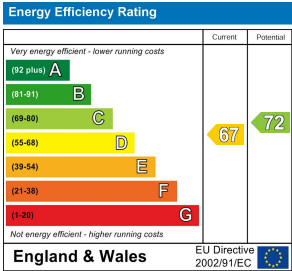
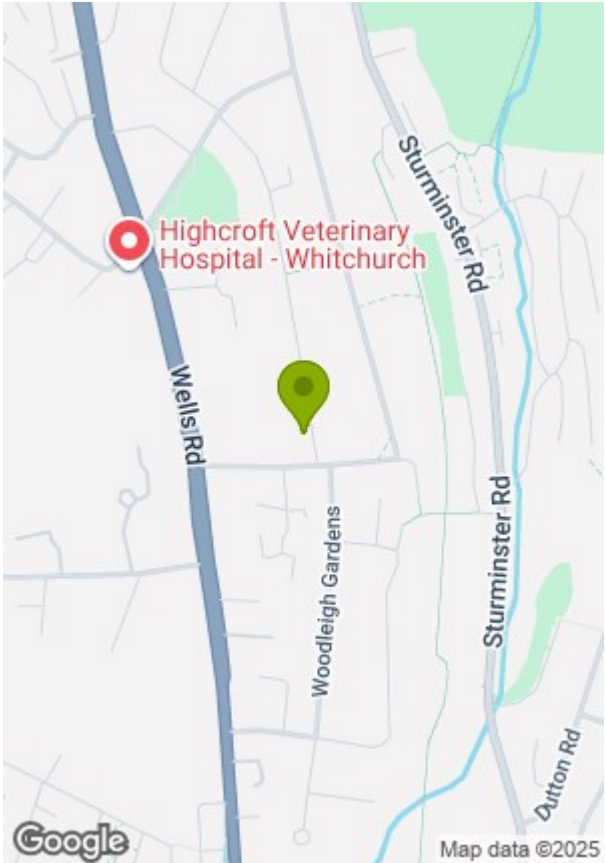
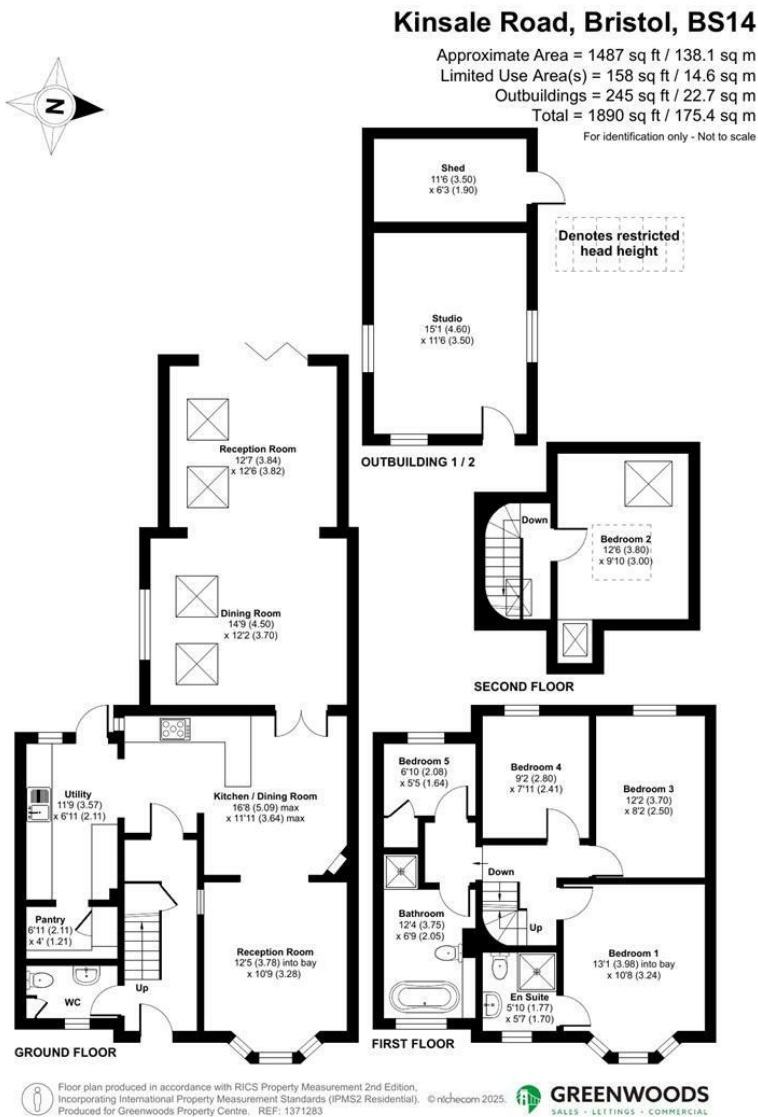












These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.