



Connells

Kinsale Road
Bristol



Property Description

Set within a popular residential pocket of BS14, this beautifully presented semi-detached home offers a superb blend of style, comfort and practicality across two well-arranged floors. Thoughtfully updated throughout, the property showcases a series of warm, inviting living spaces, each finished with a keen eye for detail and a consistent sense of character. From the welcoming hallway with its patterned flooring and contemporary décor, through to the generous open-plan lounge/diner and the modern kitchen, the ground floor flows effortlessly and is perfectly suited to both everyday living and entertaining.

Upstairs, three well-proportioned bedrooms provide excellent versatility for families, guests or home-working, all served by a stylish bathroom finished with modern tiling and fittings. Outside, the property continues to impress with a beautifully maintained rear garden offering a peaceful retreat, complete with lawn, planting and patio areas ideal for outdoor dining. The front garden adds kerb appeal, while the overall setting places you within easy reach of local amenities, schools, green spaces and transport links.

This is a home that has been clearly cherished and enhanced, offering a move-in-ready opportunity in a sought-after Bristol location.

Hallway

A smart entrance hall with patterned flooring and modern decor. A double-glazed front aspect window brings in natural light. A radiator sits along the left wall, neatly integrated into the space. Stairs rise to the first floor with access to the lounge/diner and kitchen.

Lounge/Diner

23' MAX x 12' 8" MAX (7.01m MAX x 3.86m MAX)

Kitchen

11' 2" x 9' 8" (3.40m x 2.95m)

A modern, well-arranged kitchen with good storage and worktop space. A double-glazed rear-aspect window overlooks the garden, giving the room a light and airy feel. Finished with contemporary units and stylish touches throughout.

Bedroom One

13' x 11' 1" (3.96m x 3.38m)

A spacious main bedroom with a double-glazed front-aspect window, offering excellent natural light. The room provides generous floor space for furniture and has a calm, comfortable atmosphere.

Bedroom Two

10' 6" x 9' 8" (3.20m x 2.95m)

A well-sized second bedroom with a double-glazed rear-aspect window enjoying views over the garden. Ideal as a double, guest room or versatile family space.

Bedroom Three

8' 4" x 8' 2" (2.54m x 2.49m)

A bright single bedroom with a double-glazed front-aspect window. Perfect for a child's room, nursery or home office, with a pleasant outlook and a practical layout.

Bathroom

A modern bathroom fitted with a bath, shower screen, vanity unit and WC. A double-glazed rear-aspect window provides natural light, complementing the clean, contemporary finish.

Rear Garden

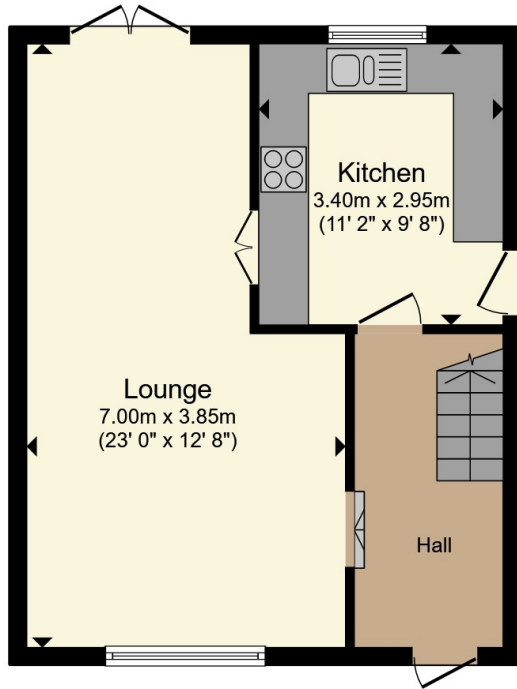
A well-kept rear garden offering a

peaceful and private outdoor space. A central lawn is bordered by established planting, with a paved seating area positioned close to the house for easy outdoor dining. A pathway leads down to a useful shed at the far end, and the garden enjoys a bright, open feel that makes it ideal for both relaxing and entertaining.

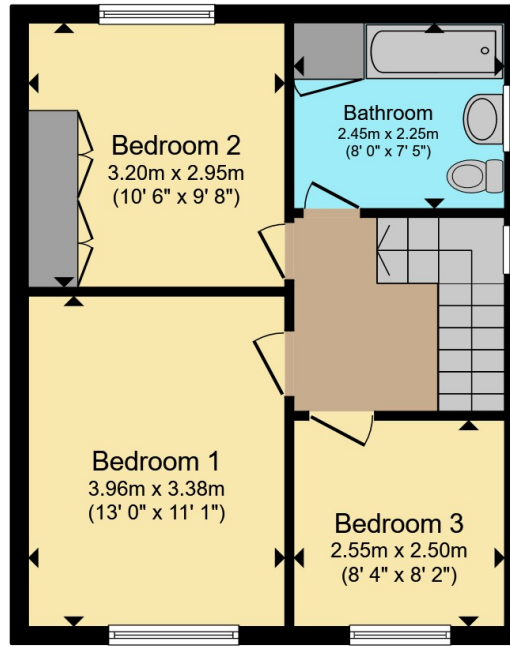
Workshop

A standout feature of the property is the impressive workshop set at the end of the garden. Garage-sized and fully powered, it has been thermally and acoustically insulated, making it an excellent space for woodworkers, traders or anyone needing a dedicated, high-quality work area. Its size and specification make it a rare and valuable addition, offering huge practical benefits to the home.





Ground Floor



First Floor



Total floor area 83.9 m² (904 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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EPC Rating: D Council Tax
Band: C

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Tenure: Freehold



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