



Connells
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FOR SALE

Connells

Kensal Road
Bristol



Property Description

Tucked away in one of BS3's most desirable pockets, this beautifully presented three-storey home blends period charm with thoughtful upgrades, offering a warm, stylish and highly functional living environment. Set within a colourful row of terraced houses, the property opens into a welcoming hallway that sets the tone for the rest of the home — calm, characterful and cleverly designed to maximise space.

The ground floor flows naturally from a cosy living room with a feature fireplace and bay window, through to a striking open-plan kitchen/dining space that forms the social heart of the home. Rich tones, warm timber flooring and considered storage create a space that feels both homely and refined, with direct access out to a landscaped rear garden arranged over two levels. With a decked terrace, raised lawn and leafy backdrop, it's an inviting spot for morning coffee, summer evenings or family downtime.

Upstairs, the first floor offers two generous double bedrooms, a well-appointed bathroom and a dedicated study area, ideal for home working. The top floor is home to a bright and spacious third bedroom with skylight windows and its own contemporary shower room, creating a private suite feel perfect for guests, older children or anyone wanting a little extra privacy.

With Bedminster's lively mix of independent cafés, parks, pubs and local shops just a short stroll away, the home sits in a vibrant and well-connected part of BS3 that's loved for its community.

Entrance Hallway

A bright and welcoming entrance hall with soft, neutral decor and a view through to the staircase. The space opens into the living room and leads through to the kitchen/diner, with natural light filtering in from the rear of the home.

Living Room

13' x 10' 2" (3.96m x 3.10m)
A beautifully styled living space featuring a bay-fronted double-glazed window to the front aspect, allowing plenty of natural light to fill the room. A central fireplace with a wood-burning stove creates a warm focal point, complemented by fitted shelving and cabinetry to either side. A vertical radiator is subtly integrated on the right hand side wall.

Kitchen/Dining Room

15' 11" x 13' 1" (4.85m x 3.99m)
A standout open-plan space combining rich blue tones, warm timber flooring and excellent storage. The dining area offers ample room for entertaining, while the kitchen is fitted with modern cabinetry, dark worktops and a range of integrated and freestanding appliances. A double glazed window to the rear aspect brings in garden views, and glazed doors open directly onto the decked terrace, creating a seamless indoor-outdoor flow. A radiator is positioned along the internal wall, sitting comfortably within the dining zone without interrupting the room's symmetry.

First Floor

Bedroom One

13' 2" x 9' 7" (4.01m x 2.92m)
A calm and inviting double bedroom with soft, neutral décor and a double glazed window to the front aspect. The room is well-proportioned and features a radiator positioned beneath the

window, blending naturally into the layout and helping maintain a cosy atmosphere.

Bedroom Two

13' 2" x 9' 8" (4.01m x 2.95m)

A bright and generous second double bedroom with a double glazed window to the rear aspect, overlooking the garden. The room offers excellent versatility for sleeping, storage or play, with a clean layout that makes the most of the natural light.

Study Room

6' 7" x 5' 7" (2.01m x 1.70m)

A practical and well-organised workspace positioned on the first floor. Complete with desk area, shelving and double-glazed window to the rear aspect.

Second Floor

Bedroom Three

17' 3" x 7' 10" (5.26m x 2.39m)

A spacious and characterful top-floor bedroom with sloped ceilings and a versatile layout ideal for sleeping, study or play. A double glazed window to the rear aspect brings in natural light, complemented by a Velux window to the front side that adds further brightness and ventilation. There is a radiator on either side of the room, helping to warm the space evenly without interrupting the layout. The room also benefits from access to useful under-eave storage, providing a discreet solution for keeping belongings neatly tucked away.

Shower Room

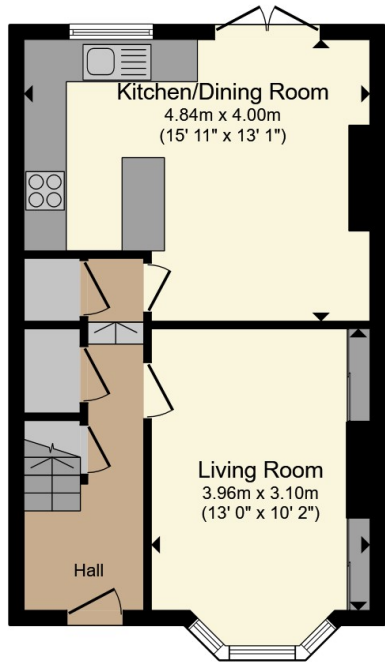
A sleek and contemporary shower room featuring a walk-in enclosure with rainfall shower, modern basin and WC. Finished with clean lines and modern fittings, it serves as a smart and practical addition to the top-floor bedroom.

Rear Garden

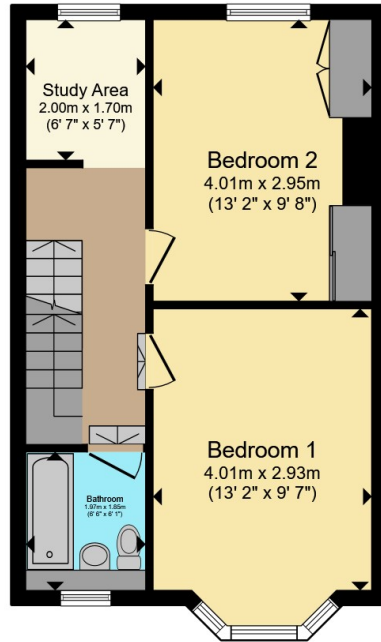
A beautifully landscaped two-tier garden offering a decked dining terrace directly off the kitchen, leading up to a raised lawn with space for play and relaxation. Enclosed by fencing and brickwork, the garden feels private and well-established, with planting and

storage thoughtfully arranged throughout.

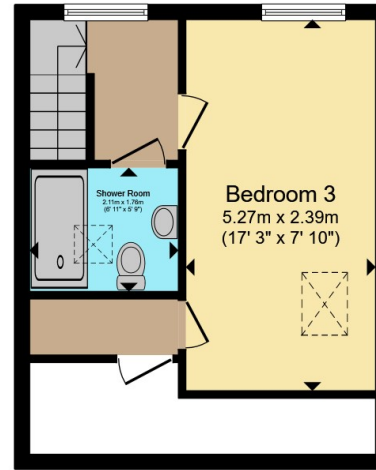




Ground Floor



First Floor



Second Floor

Total floor area 106.2 m² (1,143 sq.ft.) approx

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EPC Rating: D Council Tax
Band: B

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Tenure: Freehold



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