



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.

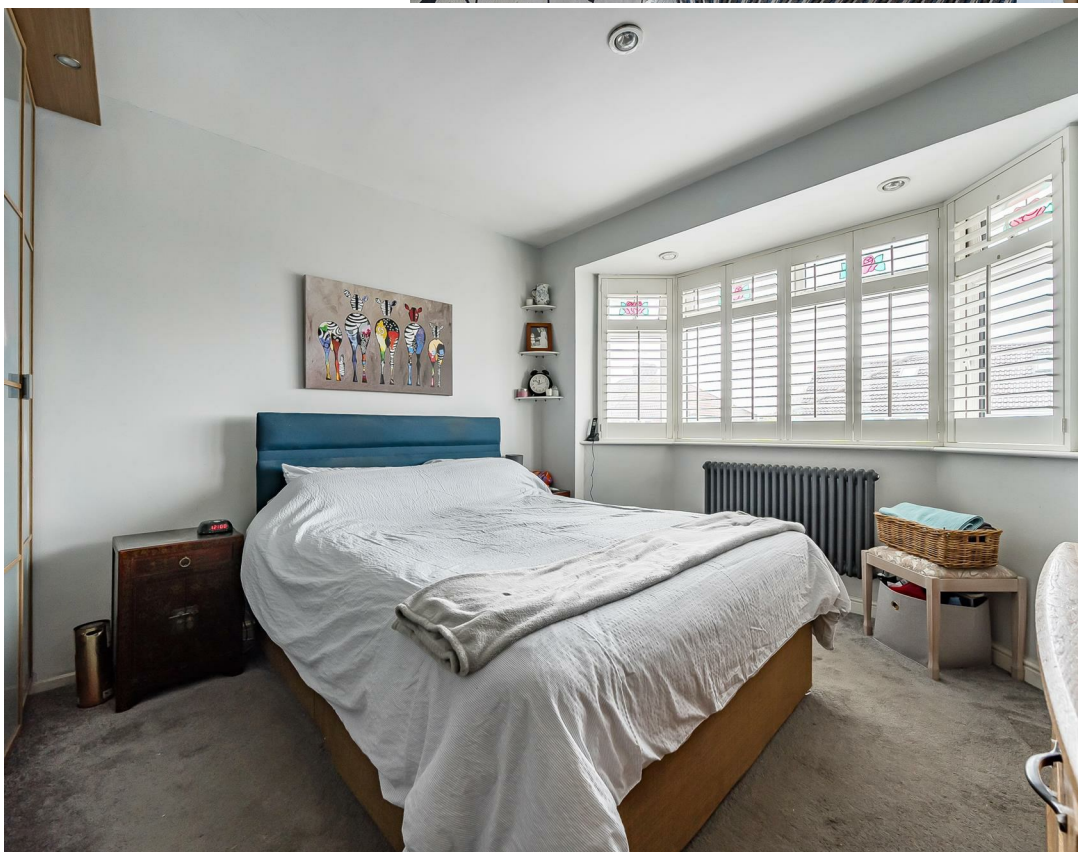
All in all, this is a spacious, well-presented family home with a fantastic layout, great outdoor space, and everything you need right on your doorstep.

- Reception Room 12'4" into bay x 10'9" (3.78 into bay x 3.28)
- Kitchen / Dining Room 16'8" max 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





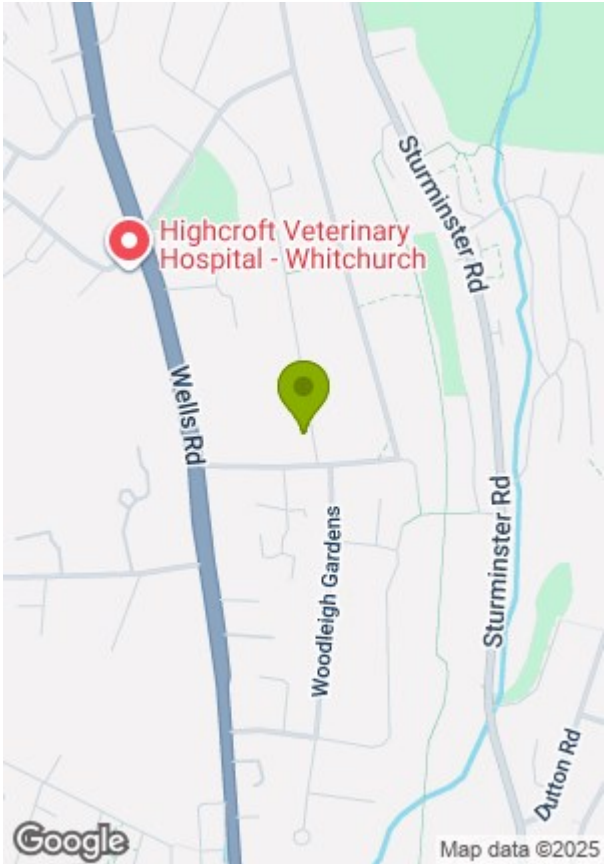
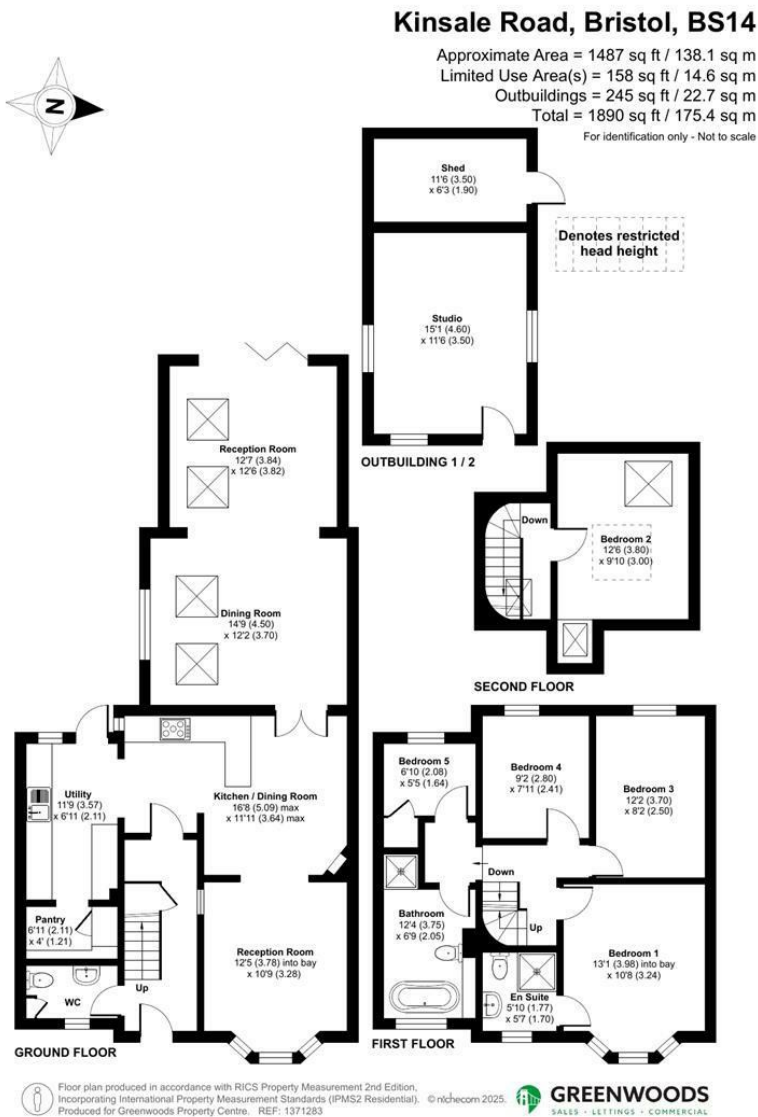












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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