



Kilbirnie Road, Whitchurch

£350,000

- **Three Bedroom Semi-Detached Home**
- **Lounge/Diner**
- **Ground Floor Cloakroom**
- **Front & Rear Gardens**
- **Side Access**

- **UPVC Double Glazing & Gas Central Heating**
- **Driveway & Garage Providing Off Street Parking**
- **Garden Summer House**
- **Local Amenities**
- **Energy Rating – E**

Situated on Kilbirnie Road, in one of the more favoured parts of Whitchurch, this attractive three-bedroom semi-detached home offers a flexible layout that is perfectly suited to modern family life.

One of the property's standout features is the ground-floor third bedroom. Whether you're accommodating an elderly relative, creating a dedicated home office, providing independent space for a teenager, or simply looking for a guest bedroom away from the main sleeping accommodation, this versatile room offers options that many traditional three-bedroom homes simply cannot match. With a cloakroom conveniently located nearby, it also lends itself well to multi-generational living.

At the heart of the home is a bright and spacious lounge/diner, a wonderful space for everyday family life and entertaining alike. Flooded with natural light and opening directly onto the rear garden through patio doors, it creates a seamless connection between inside and out. The kitchen sits conveniently alongside, providing a practical layout for busy households, while gas central heating supplied by a combination boiler ensures comfort throughout the year.

Upstairs, you'll find two generous double bedrooms and a family bathroom fitted with a shower over the bath.

Outside, the rear garden enjoys a good degree of privacy and has been designed with relaxation in mind. A decked seating area provides the perfect spot for summer dining, while the summer house and attractive pond with waterfall create a peaceful retreat from the hustle and bustle of everyday life. To the front, the property benefits from a private driveway, garage and an attractive front garden that enhances its kerb appeal.

Families will appreciate the excellent location, with Bridge Farm Primary School and Sunshine Preschool within walking distance, alongside local shops, parks, pubs and regular bus services.

Offering versatile accommodation, excellent outdoor space and a highly sought-after location, this is a home that can adapt effortlessly to changing family needs for years to come.

Lounge/Diner 20'9" x 11'11" (6.33 x 3.64)

Kitchen 12'9" x 7'9" (3.89 x 2.37)

Ground Floor Cloakroom 6'9" x 3'1" max (2.08 x 0.95 max)

Bedroom One 14'3" x 12'1" (4.36 x 3.70)

Bedroom Two 11'6" max x 9'9" max (3.52 max x 2.98 max)

Bedroom Three 10'2" x 6'7" (3.11 x 2.03)

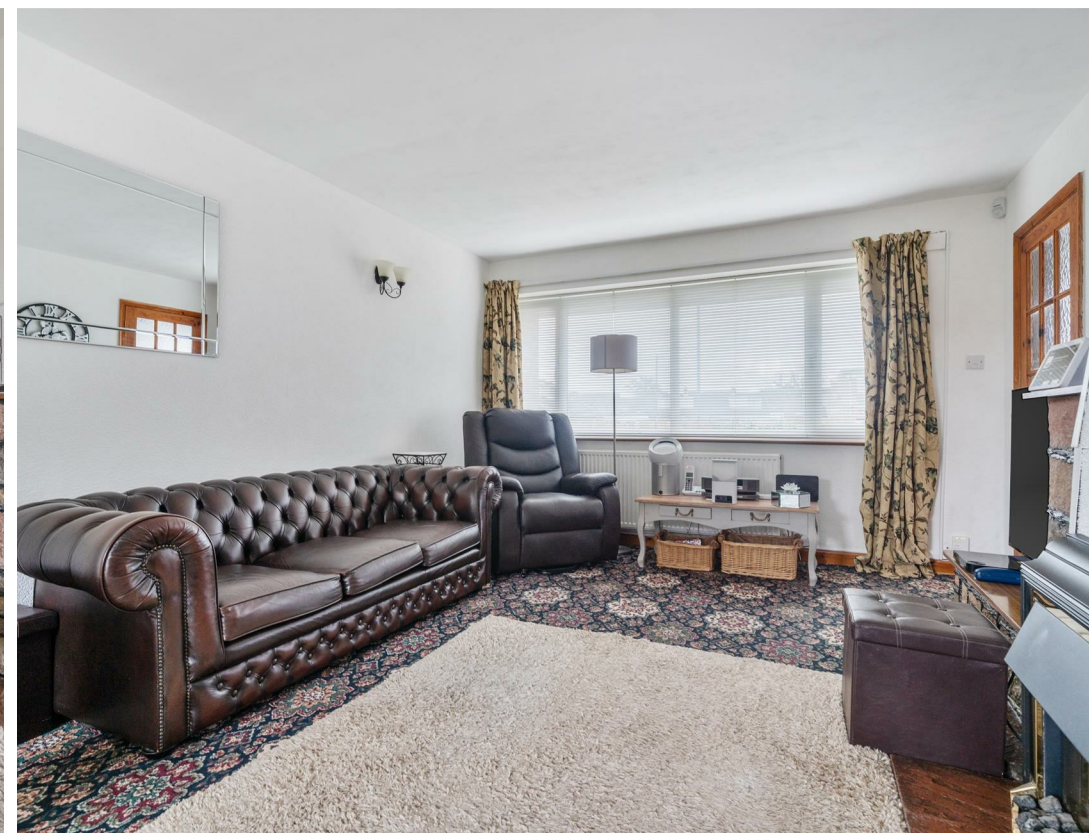
Bathroom 6'8" x 5'5" (2.04 x 1.67)

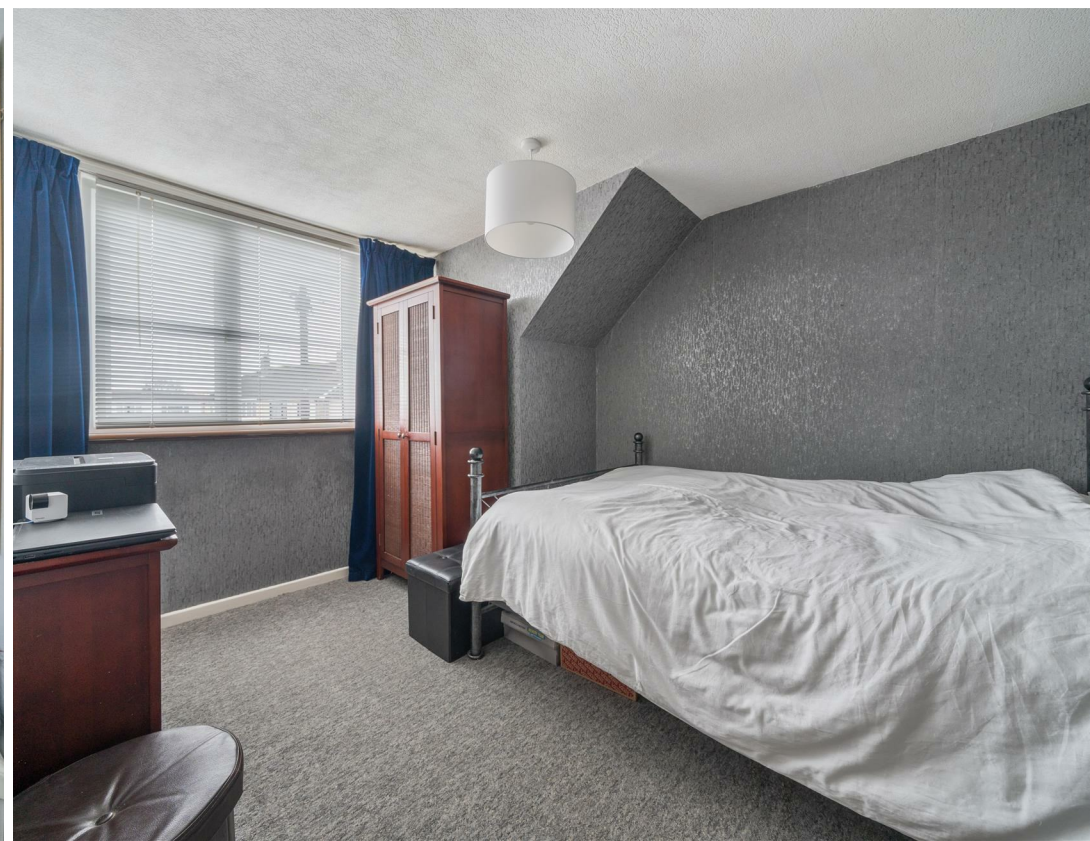
Garage 17'9" x 8'0" (5.42 x 2.45)

Tenure - Freehold

Council Tax Band - D











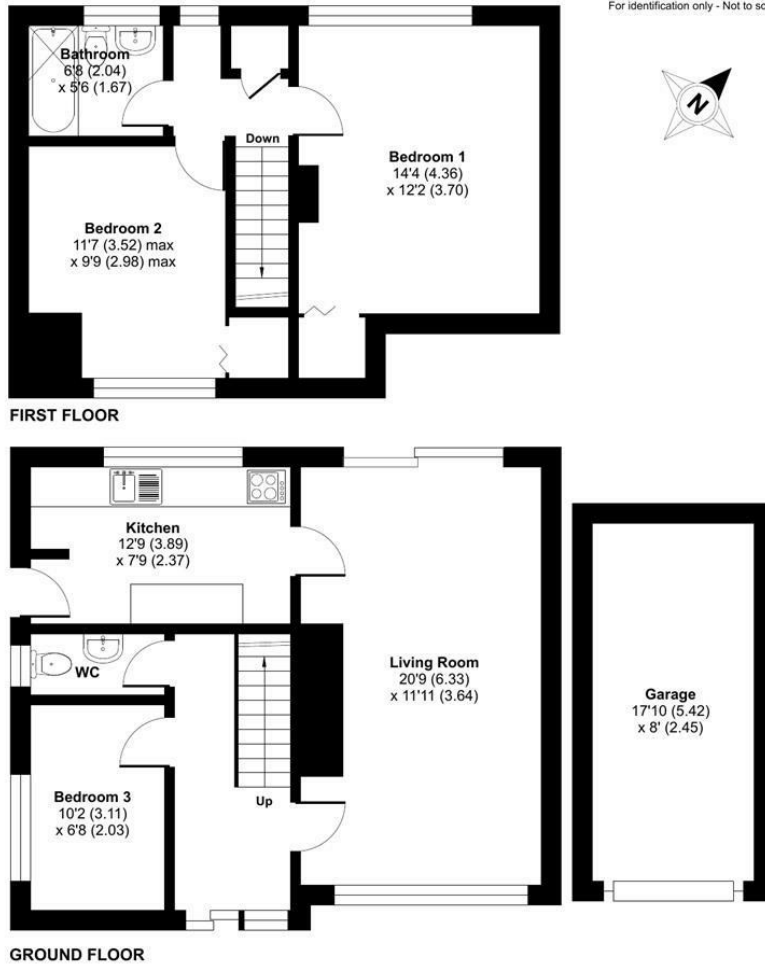
Kilbirnie Road, Bristol, BS14

Approximate Area = 951 sq ft / 88.3 sq m

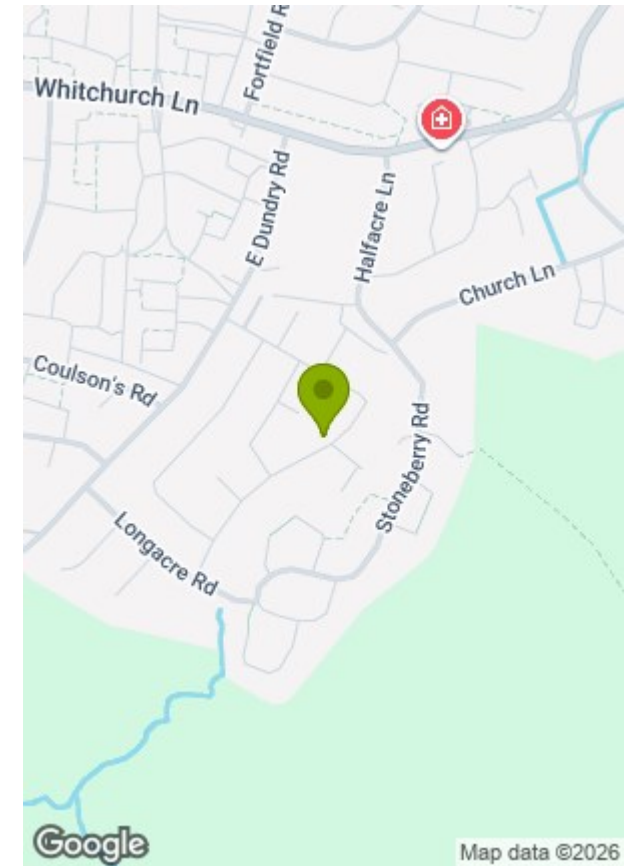
Garage = 143 sq ft / 13.2 sq m

Total = 1094 sq ft / 101.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. GREENWOODS SALES · LETTINGS · COMMERCIAL



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		
		82
	48	
Not energy efficient - higher running costs		
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		
EU Directive 2002/91/EC		

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