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Kilbirnie Road, Whitchurch **£445,000**

- **Four Bedroom Semi Detached Family Home**
- **Extended to the Rear**
- **Large Front Driveway**
- **Converted Garage / Gym**
- **Loft Conversion with En-Suite (Building Regs Sign Off Pending)**
- **Southerly Facing Generous Rear Garden**
- **Beautifully Presented Throughout**
- **Energy Rating - C**

Situated on the ever-popular Kilbirnie Road, this impressive four-bedroom semi-detached family home offers plenty of versatile and well-proportioned accommodation, perfectly suited to modern family living. Arranged over three floors, the property combines generous living spaces with flexible rooms that can adapt to a variety of lifestyles.

The ground floor welcomes you with an entrance hall leading to a spacious 22ft living room, providing an excellent space for relaxing and entertaining alike. To the rear, the separate dining room enjoys views over the garden and creates the perfect setting for family meals and social gatherings. The fitted kitchen offers ample storage and workspace, while a convenient downstairs WC adds practicality. A converted garage, currently used as a gym, provides fantastic flexibility and could equally serve as a bedroom, home office, playroom or snug depending on your needs.

The first floor hosts two generous double bedrooms, both offering comfortable accommodation, alongside a third bedroom/dressing room and a modern shower room. The dressing room could also be utilised as a study or nursery, adding further versatility to the layout.

Occupying the entire second floor is a superb principle bedroom measuring over 17ft in length, this impressive space benefits from its own en-suite WC and offers a peaceful haven away from the rest of the home.

Externally, the property enjoys a private rear garden, perfect for summer entertaining and BBQ's, while the semi-detached position provides an attractive setting within this established residential location. Conveniently situated close to local schools, shops, parks and transport links into Bristol City Centre, this is a wonderful opportunity to secure a substantial family home in a highly sought-after area.

Living Room 22'0" x 10'11" (6.73 x 3.34)

Dining Room 10'10" x 9'9" (3.32 x 2.98)

Kitchen 17'8" x 7'3" (5.41 x 2.23)

Bedroom One 17'1" x 10'7" (5.23 x 3.25)

En Suite 6'6" x 4'7" (2.00 x 1.42)

Bedroom Two 12'11" x 12'5" (3.96 x 3.8)

Bedroom Three 12'7" x 9'10" (3.86 x 3)

Bedroom Four / Dressing Room 9'2" x 6'8" (2.8 x 2.05)

Family Shower Room 9'1" x 8'8" (2.79 x 2.65)

Garage Conversion / Gym 11'10" x 7'9" (3.62 x 2.38)

Tenure - Freehold

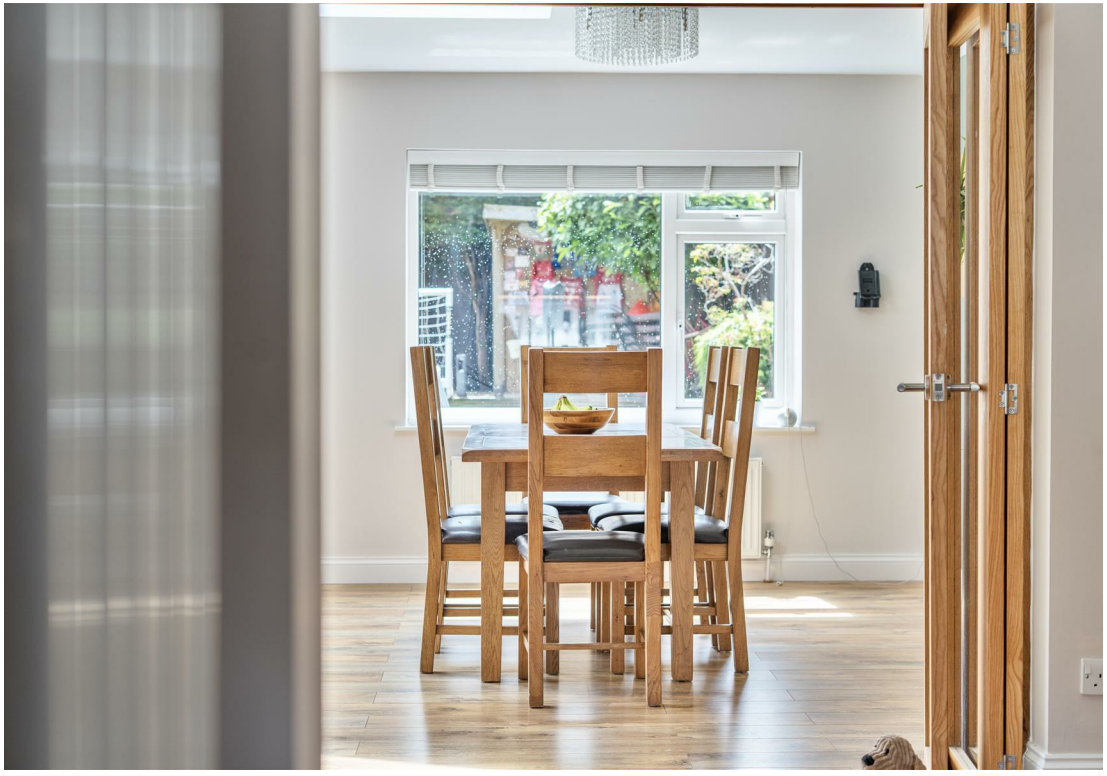
Council Tax Band - C

















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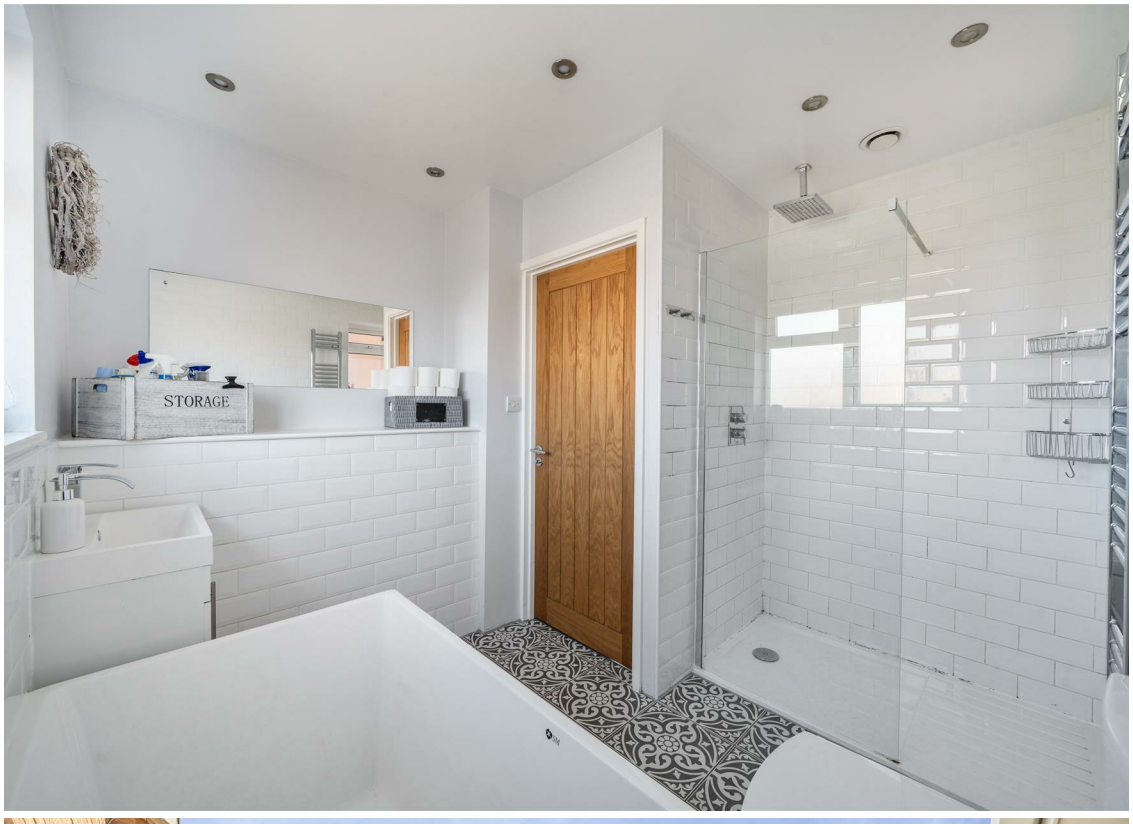
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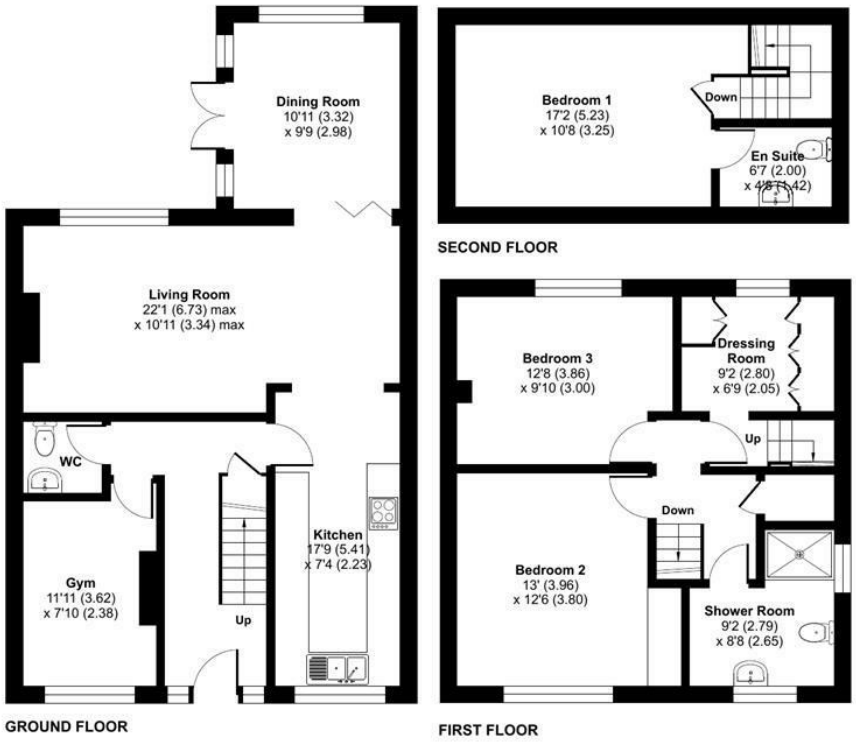
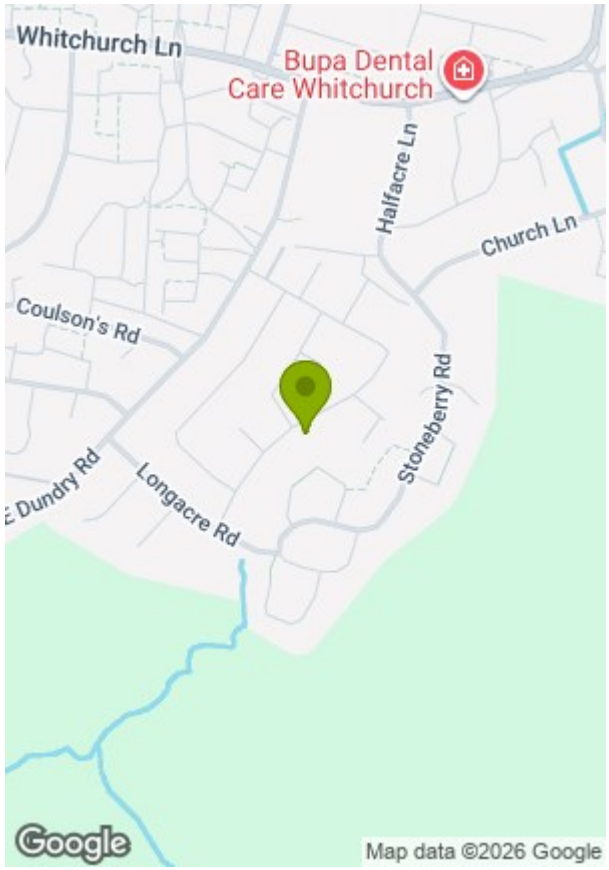
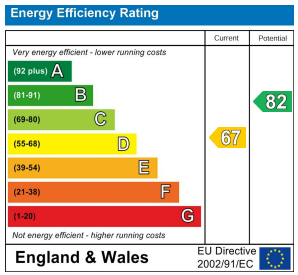
Kilbirnie Road, Bristol, BS14

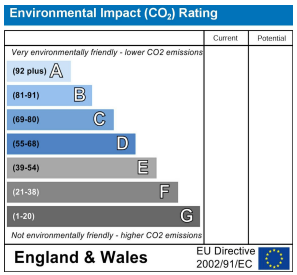
Approximate Area = 1450 sq ft / 134.7 sq m

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. Produced for Greenwoods Property Centre. REF: 1471296

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