



1 Kilbirnie Road, Bristol, BS14 0HZ

£625,000

An absolute stunning four double bedroom semi-detached home is offered for sale in the BS14 area of Bristol, providing spacious and versatile accommodation ideal for families. Internally, the property offers five reception spaces, including a separate sitting room with fireplace and a large family room with dual-aspect windows. An additional sun room/office features tri-fold doors opening directly onto the garden, and there is a gym with access into a large garage with electric roller shutter doors.

The open-plan kitchen/diner enjoys wood countertops, excellent natural light via Velux windows and an outlook over the garden, with an additional utility and boot room. A ground floor WC adds further practicality. Upstairs are four double bedrooms, one with built-in wardrobes, and a contemporary and luxurious bathroom with free-standing bath and rain shower. The home benefits from gas central heating, double glazing and an EPC rating of D. There is parking for up to three cars and a circa 165ft landscaped rear garden. An opportunity to configure part of the ground floor as an annexe, subject to any necessary consents.

The property is well placed for local schools and everyday amenities in this part of Bristol, with green spaces nearby for walking and recreation. Hengrove Park and local playing fields are within easy reach. Public transport links include nearby bus routes into Bristol city centre, while Bristol Temple Meads station, accessible by a short drive or bus journey, offers rail services to Bath (around 15 minutes) and London Paddington (from approximately 1 hour 40 minutes). Council Tax Band C.

Entrance Hall



Sitting Room

13'11" x 13'1" (4.26 x 4.00)



Family Room

25'1" x 10'9" (7.65 x 3.29)



Kitchen / Diner

16'11" max x 15'1" (5.18 max x 4.61)



Utility & Bootroom

10'10" x 6'8" (3.32 x 2.05)



Ground Floor WC

Gym

9'10" x 9'4" (3.00 x 2.86)



Sun Room / Office

13'11" x 7'10" (4.26 x 2.39)



First Floor Landing



Bedroom One

20'5" x 9'11" max (6.24 x 3.03 max)



Bedroom Two

11'3" x 9'2" (3.44 x 2.81)



Bedroom Three

11'1" x 9'2" (3.40 x 2.81)



Bedroom Four

10'4" x 8'1" (3.15 x 2.48)



Bathroom

10'10" x 6'6" (3.31 x 2.00)



Outside



Garage

15'5" x 8'7" (4.71 x 2.64)

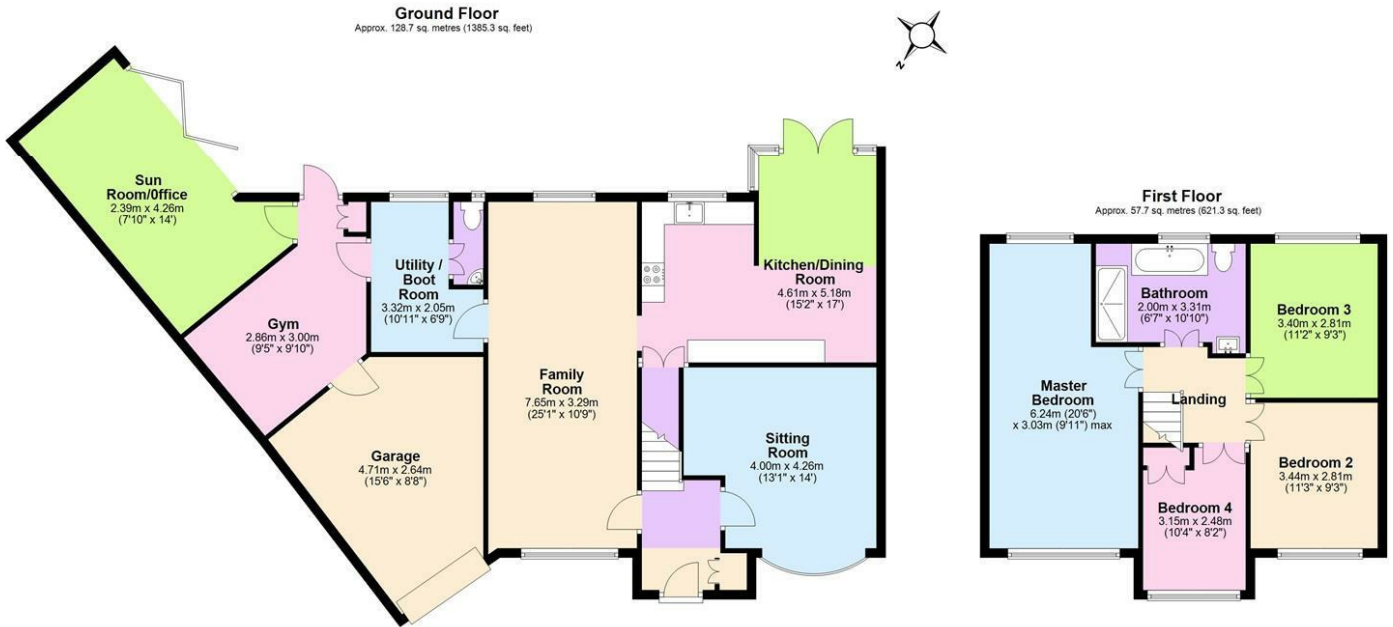
Rear View of Property



Front Photo

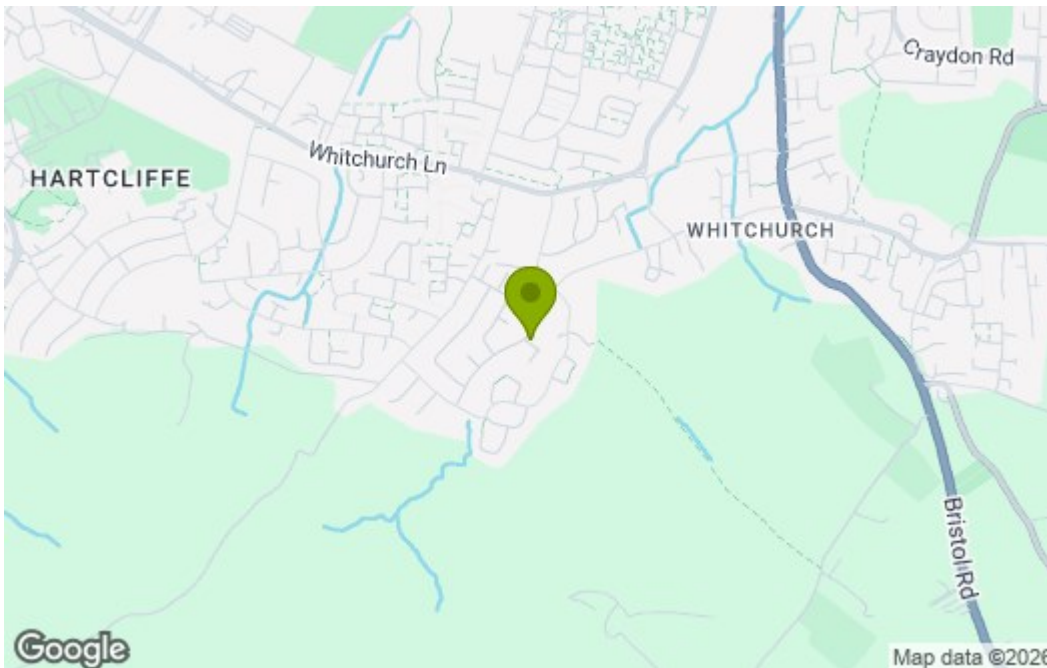


Floor Plan



Total area: approx. 186.4 sq. metres (2006.5 sq. feet)
1 Kilbirnie Road, Bristol

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	79
(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	

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