

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Kenmare Road

Bristol, BS4 1PB

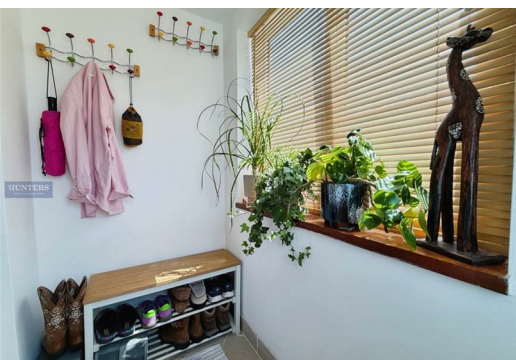
£325,000



**\*\*NO ONWARD CHAIN\*\***Hunters BS4 are delighted to present this beautifully maintained and recently updated three bedroom, semi detached home, offering generous accommodation, exceptional outdoor space and a rare detached double garage with workshop. Enjoying a mature rear garden that backs directly onto green space, the property benefits from far reaching views across Bristol, including the Clifton suspension Bridge, Northern Slopes and Bramble Farm, creating a wonderfully private and scenic setting.

The impressive detached double garage and workshop provide outstanding versatility — ideal for secure vehicle storage, home working, creative pursuits or substantial additional space. The garden itself is a standout feature: well established, private and perfectly positioned to enjoy open outlooks and uninterrupted views.

Inside, the accommodation is well arranged and thoughtfully updated. The ground floor comprises a porch, entrance hall, modern downstairs bathroom, a bright and comfortable lounge, and a spacious kitchen/dining room ideal for family life and entertaining. Upstairs, three well proportioned bedrooms include a superb double aspect master bedroom running the full depth of the house, offering excellent natural light and elevated views.



Driveway

To the front of the property is off-street parking for two vehicles, an EV charging point, a front garden area and access to the side via double wooden gates

Porch

Side access via composite entrance door with window to the front. Tiled flooring.

Entrance Hall

Tiled flooring with carpeted stairs rising to the first floor. Useful built-in cupboard housing electrics. Doorways to principal rooms.

Lounge

Front-facing window and double doors opening onto the rear garden. Features a central chimney breast with log burner, laminate flooring, and radiator.

Kitchen/Dining Area

Windows to the side and rear,  
Fitted wall and base units with worksurfaces over, incorporating a sink with boiling water tap and filtered water tap. Integrated oven, with shelf above, 5 ring gas hob with extractor, and spaces for washing machine, dishwasher, and upright fridge freezer.  
Understairs pantry cupboard, LVT flooring (Luxury Vinyl Flooring), radiator.  
Half-height tiling to dining area with window to the rear, radiator.  
glazed door providing access to the rear garden

Bathroom

Window to side elevation. Panelled bath with shower over, wash hand basin, and low-level WC. Towel rail, Heated, illuminated bathroom mirror cabinet with built-in demister, radiator, extractor  
Extractor fan, Internal stopcock, and Tiled flooring.

Landing

Window to rear elevation. Loft access, carpeted flooring, and doors to all bedrooms.

Bedroom One

Double aspect with windows to both front and rear, over-stairs storage cupboard, radiator and carpeted flooring.

Bedroom Two

Window to front elevation, chimney breast, fitted cupboard housing combi boiler with smart thermostat and carpeted flooring.

Bedroom Three

Window to rear elevation, radiator and carpeted flooring

Rear Garden

Enclosed walls and fencing, laid to lawn, patio area, flower borders with mature plants, side access via gate, shed, outdoor tap.

Double Garage 26'0" x 19'0" (7.93 x 5.80)

Located to the rear, electric up-and-over double door, power and lighting, side access door, 4 double-glazed windows to side elevations. Currently used as storage and workshop.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Area Map



Floor Plans



Energy Efficiency Graph

