



83 Kennington Avenue, Bishopston
£895,000

83 Kennington Avenue

Bishopston, Bristol

- Victorian end of terrace home
- Three reception rooms
- Kitchen/diner
- Five bedrooms
- Impressive loft conversion
- Family bathroom, shower room, shower en-suite and ground floor W/C
- Retained period features including a Butler's pantry
- South east facing garden
- Off street parking
- 1967.7 sqft

This elegant five-bedroom Victorian end-of-terrace home offers an exceptional blend of period charm and modern elegance, arranged thoughtfully over three floors and benefiting from rare off-street parking.

Upon entering, a side vestibule provides access to the home, along with a useful storeroom offering side access to the rear garden. The welcoming hallway provides access to the ground-floor accommodation, with stairs rising to the first floor.

To the front is the principal reception room, featuring a bay window with double-glazed windows and stained-glass toplights. Period features include a cast-iron fireplace, bespoke cabinetry and shelving within the alcoves, picture rail, ceiling coving and a decorative ceiling rose.



Across the hallway, the second reception room benefits from French doors opening seamlessly onto the sunny rear garden. Further features include a cast-iron fireplace, picture rail and ceiling coving. Adjacent is the impressive kitchen/diner, thoughtfully designed for contemporary living while retaining a sense of heritage, with the original Butler's pantry cleverly positioned beneath the stairs. The room is flooded with natural light from a skylight and patio doors, which open onto the side garden. To the rear, a practical utility room benefits from a downstairs WC.

Stairs rise to the first floor, which briefly comprises the principal bedroom with en-suite, two further bedrooms and the family bathroom. To the front, the principal bedroom benefits from a bay window with double-glazed windows and built-in cabinetry within the alcoves. Access is provided to a dressing room with a full-length wardrobe, while a separate shower en-suite is neatly tucked behind.

To the rear is a second double bedroom, benefiting from a bay window and pleasant views over the sunny rear garden. The adjacent third bedroom enjoys the same aspect. Centrally positioned is the family bathroom, fitted with a bath with shower over, wash hand basin and WC.

A further staircase leads to a well-designed loft conversion, comprising bedrooms four and five and a shower room. Bedroom four is positioned to the rear and features Velux windows and glazed doors opening onto a Juliet balcony. This provides an excellent vantage point from which to enjoy the open views across the cricket ground beyond.

The fifth bedroom is positioned on the opposite side of the hallway, with the shower room conveniently located between the two rooms. There is also access to useful eaves storage, while a skylight floods the hallway with natural light.

Externally, the property presents a classic rubble-stone end-of-terrace façade to the front, with the added benefit of off-street parking. To the rear is a neatly landscaped, south-east-facing garden, featuring a lawn, two patio areas and well-established planted beds.

Located in a sought-after area, the property is within easy



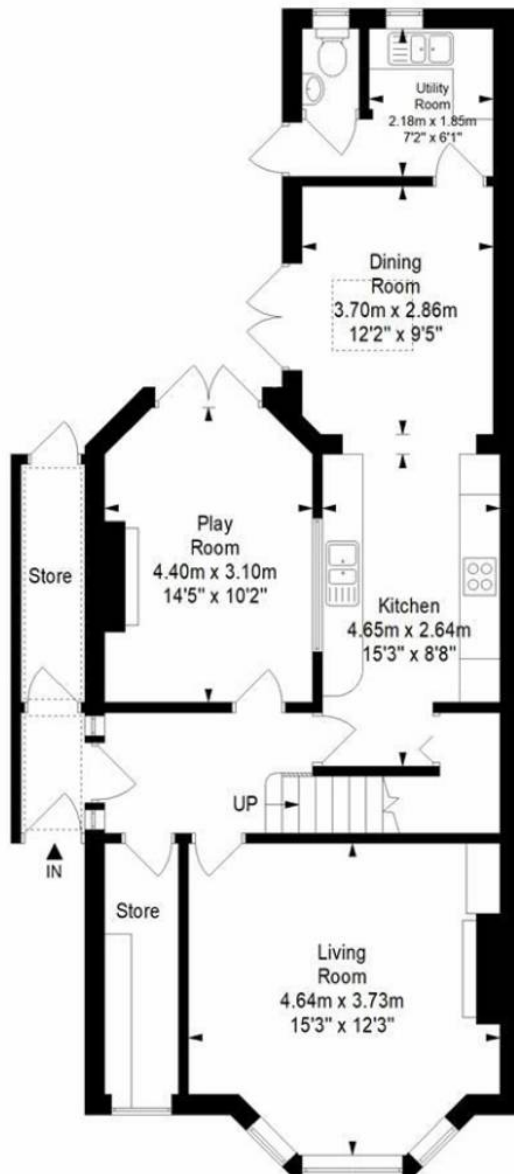
Kennington Avenue, Bishopston, Bristol, BS7 9EX

Approximate Gross Internal Area = 182.8 sq m/ 1967.7 sq ft
(Excludes Eaves)

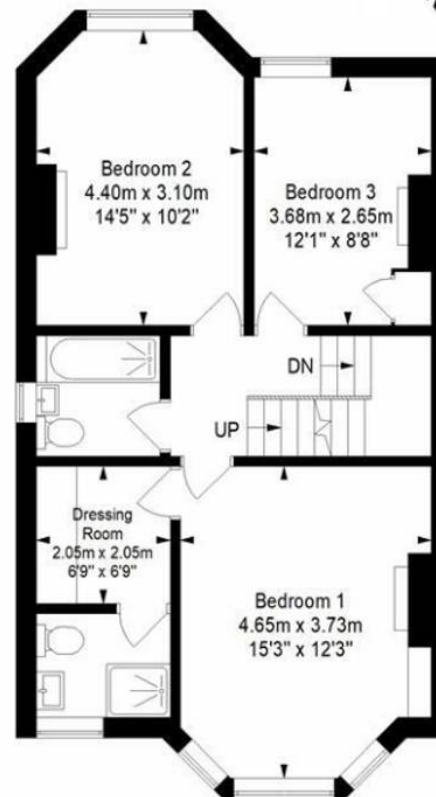
Eaves Area = 17.6 sq m/ 189.5 sq ft

Total Area = 200.4 sq m/ 2157.2 sq ft

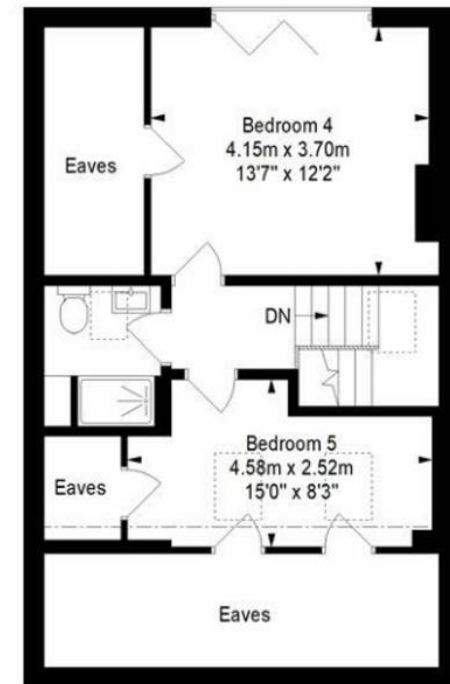
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second Floor

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print



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