



48 Park Road, Congresbury, BS49 5HH
£379,950 Freehold



- Linked detached house
- Three bedrooms
- Extended reception room
- Modern kitchen/diner
- Downstairs utility/wc
- Upstairs modern shower room
- Enclosed entrance porch
- Lovely rear garden
- Garage with electric door
- Off street parking for several cars

A wonderful linked detached three bedroom extended family home. There is off street parking and a single garage. The property is presented in good condition throughout and has no onward chain. The location of this home is surrounded by beautiful North Somerset countryside, the village has facilities and amenities including a variety of shops, supermarket, doctor, chemist, church, library, three public houses, a primary school and pre-school plus various clubs and societies. Secondary schooling is available at nearby Churchill and Sixth Form, alternatively Sidcot school is also a short drive away. The village is within commuting distance of the City of Bristol and there is access to the M5 at Clevedon and St. Georges. Bristol international airport is within a short drive as is the mainline railway station in Yatton giving direct travel to London Paddington.

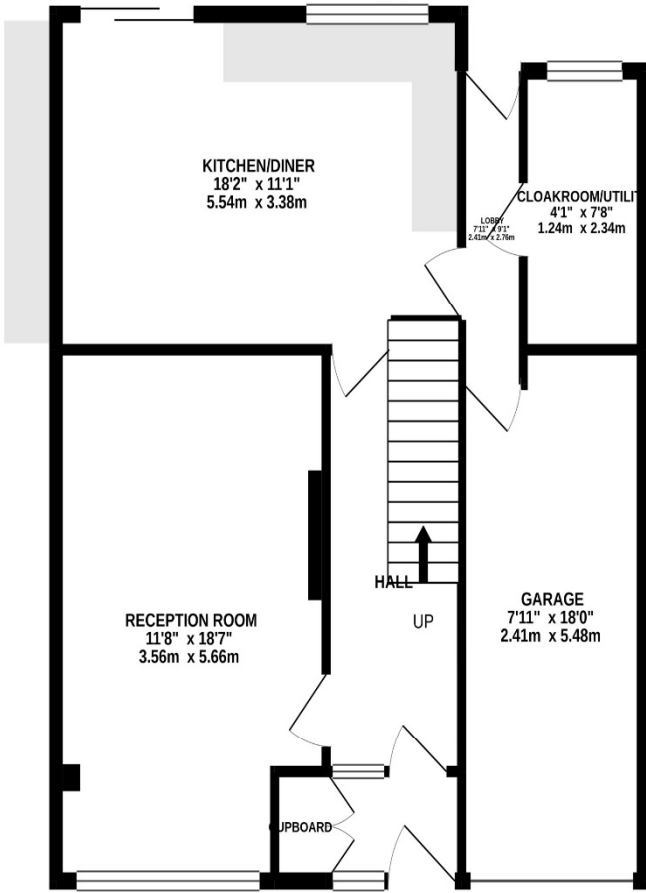




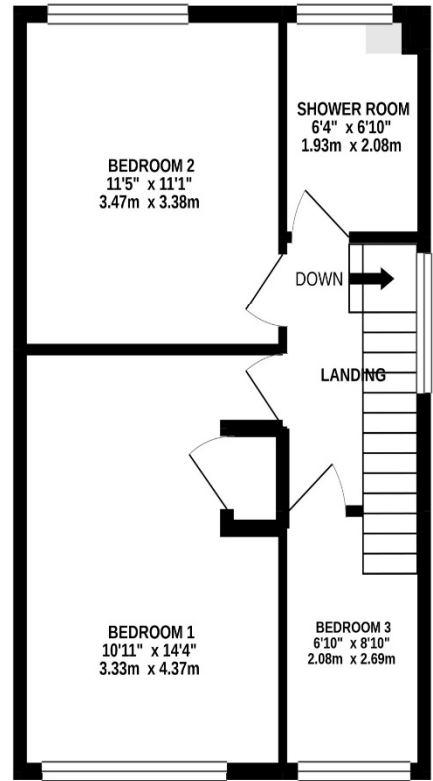
Once inside you are greeted by an enclosed front porch with a built in cupboard for coats/boots and a further door to the entrance hall. The entrance hall is a lovely size and has doors to the reception room, the kitchen/diner and stairs to the first floor. The main reception room is a great size having been extended to the front and has views over the front garden. There is an attractive real flame gas fire for the cold winter nights. To the rear of the property there is a spacious kitchen/diner with sliding patio doors to the rear garden and a large double glazed window allowing plenty of natural light to flood in. The kitchen area has an ample range of base and eye level units with plenty of work surface. There is a built in double oven and a built in four ring gas hob with an extractor fan over. The gas boiler is situated in the kitchen and there is a further under stairs storage cupboard. There is a further space and plumbing for a dishwasher and space for a fridge/freezer. From the kitchen there is a door to a side lobby giving access to the rear garden, the garage and the downstairs wc/utility room. The utility room has a low level w/c, eye and base level storage, a sink and space/plumbing for a washing machine. From the rear lobby there is a door to the single garage measuring 18 x 7'11 and has power and light and an electric garage roller door. From the entrance hall stairs rise to the first floor landing which benefits from a large double glazed window allowing lots of natural light. The main bedroom is to the front and has a built in storage/airing cupboard. The second bedroom is to the rear and has pleasant views over yours and the neighbouring gardens. The third bedroom is to the front overlooking the large front garden. Upstairs there is a spacious shower room with a large shower cubicle, and matching white wash hand basin with vanity storage below and wc. There is also a chrome upright heated towel radiator. Outside the rear garden is mainly lawned with a patio area and various mature shrubs/plants. The front garden is lawned and offers ample parking for multiple cars on the attractive block paved driveway. Congresbury village precinct is within walking distance and offers a convenience store, post office, bakers, the local fish and chips shop and a hardware/country store.



GROUND FLOOR
741 sq.ft. (68.9 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 11227sq.ft. (1043.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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