

**STUART
OLIVER**
RESIDENTIAL



9 Stonewell Park Road, Congresbury, Bristol, BS49 5DP
£325,000 Freehold

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- Semi detached home
- Three bedrooms
- Bathroom with separate shower cubicle
- Main reception room
- Large kitchen/dining room
- Sought after location
- Lovely rear garden
- Double garage 15'6 x 19'5
- Gated off street parking

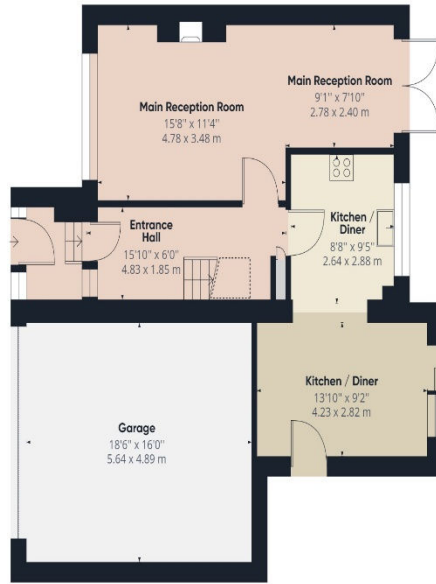
A three bedroom semi detached home located in the heart of the popular village of Congresbury. The location of this home is surrounded by beautiful North Somerset countryside, the village has facilities and amenities including a variety of shops, supermarket, doctor, chemist, church, library, three public houses, a primary school and pre-school plus various clubs and societies. Secondary schooling is available at nearby Churchill Academy 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.





Upon entry there is an enclosed entrance lobby leading through to a spacious entrance hall with under stairs storage recess and a cupboard. From the entrance hall there is a door to the main reception room which enjoys views to the front through a large picture window and to the rear through French doors. The reception room has an open fire place with ornate surround. The kitchen diner is a great size and overlooks the rear garden. There are ample base and eye level units with plenty of work surface. There is a built in four ring gas hob with extractor fan over and electric oven under. There is space and plumbing for a washing machine and dishwasher. The dining area has space for an upright fridge/freezer and sliding patio doors to the rear garden. There is also a door to the side of the property giving access to the double garage and the gated side access. Upstairs there are three good sized bedrooms and a family bathroom which comprises of a four piece suite with a panelled bath, wash hand basin, low level wc and a separate corner shower cubicle. Outside the rear garden is 33'1 x 30'4 narrowing at the end to 19'8 and is mainly lawned with mature shrub and fenced borders and a patio area for alfresco dining. There is side access which is gated and leads to the double garage which measures 15'6 x 19'5 with power and light. To the side of the garage there is a further storage area 10'2 x 14'10 narrowing to 4'8 with gated front access. This a wonderful home with great entertaining space located in a popular road in the heart of Congresbury. This property has no onward chain.





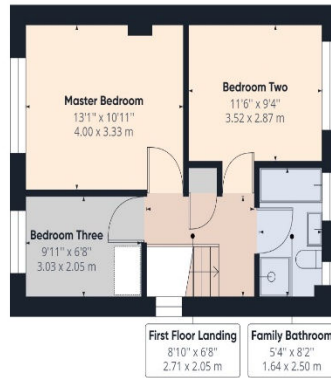
Ground Floor Building 1

Approximate total area⁽¹⁾

1314.01 ft²
122.08 m²

Reduced headroom

12.17 ft²
1.13 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

