

**STUART
OLIVER**
RESIDENTIAL



Lyndale, 1 Stonewell Drive, Congresbury, Bristol, BS49 5DW
£465,000 Freehold

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- Detached family home
- Four bedrooms
- Reception room with log burner
- Dining room
- Modern kitchen
- Family room
- Office/bedroom five
- Lovely front and rear gardens
- Off street parking and garage
- Heart of Congresbury

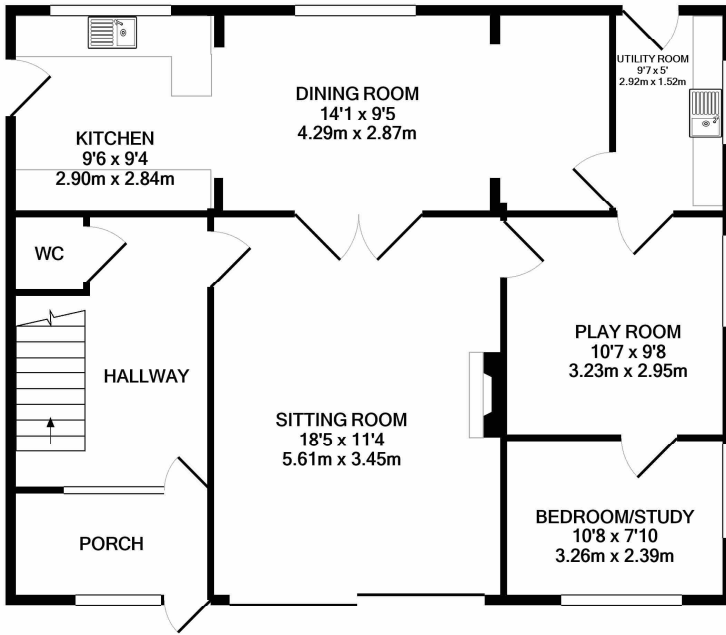
A lovely four bedroom detached family home located in the very heart of the popular village of Congresbury. The property has been extended downstairs to create four separate reception rooms and a utility room. The location of this home is surrounded by beautiful North Somerset countryside, Congresbury is a lovely village with facilities and amenities including a variety of shops, supermarket, doctor, chemist, church, library, three public houses, a primary school and pre-school. Secondary schooling is available at nearby Churchill Academy and Sixth Form which benefits from transport for local children provided daily alternatively Sidcot school is also a short drive away. The area around is well known for its beauty and offers a variety of community pursuits. The village is commuting distance of the Bristol and there is access to the M5 at Clevedon (junction 20) and St. Georges (junction 21). Bristol international airport is a short drive away as is the mainline railway station in Yatton giving direct travel to London Paddington.



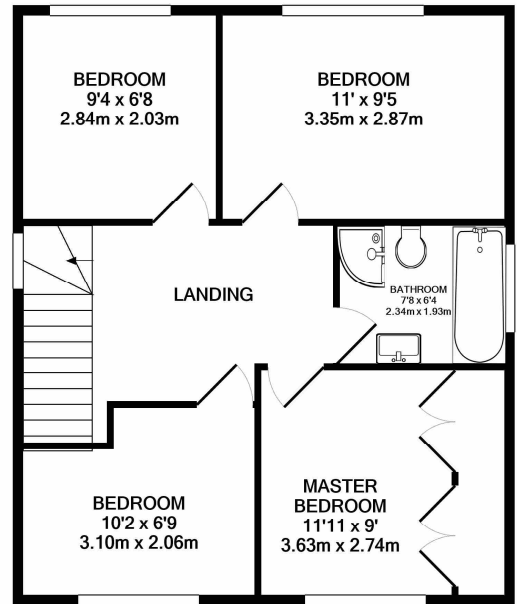


Upon entering this fabulous home, you are greeted by an enclosed porch leading into the spacious entrance hall which has under stairs storage recess and a door to the modern downstairs cloakroom. From the entrance hall there is a door to the main reception room which has large sliding patio doors to the front allowing plenty of light to flood in and offering views over the front garden. There is a recently fitted wood burner for the chilly winter evenings and door to the family room. The reception room also has part glazed double doors allowing the option to open up to the dining room offering wonderful open entertaining space. The family room has doors to the office/bedroom five. To the rear of the ground floor there is a spacious dining room with pleasant views over the rear garden and is semi open plan to the kitchen. The kitchen has a modern range of base and eye level units with ample work surfaces and a built in one and a half bowl sink with a window over offering views over the rear garden. The kitchen has space for an electric cooker and has a built-in extractor fan over, there is space and plumbing for a dishwasher and space for an upright fridge/freezer. The kitchen has access to the rear garden through a side door. The utility room is accessed via the dining room and has further storage and space/plumbing for a washing machine and tumble dryer. The utility room has a rear door allowing for a second entrance to this home. Upstairs there are four bedrooms, family bathroom and a spacious landing with a window to the side offering plenty of light. The main bedroom has a full wall of built in wardrobes with addition storage over. The contemporary bathroom has a four-piece suite including a separate shower cubicle with a monsoon shower and a separate handheld shower head, bath with hand held shower. There is also a wc and wash hand basin with a mirror over with vanity/mood lighting. Outside there is a lovely rear garden with gated side access, the garden has a patio area for alfresco dining, a lawned area and a large vegetable garden. The garden is surrounded by mature beds full of mature plants and shrubs. To the front there is a large front garden which is mainly lawned with hedged borders and a path up to the front door. The property has parking for two cars to the rear and a single garage.





GROUND FLOOR
APPROX. FLOOR
AREA 953 SQ.FT.
(88.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 656 SQ.FT.
(61.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1609 SQ.FT. (149.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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