



8 St Congars Way, Congresbury, Bristol, BS49 5BF
£369,950 Freehold

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5BF



- Modern detached family home
- Kitchen/diner
- Separate reception room
- Downstairs wc
- Three bedrooms
- Ensuite to main bedroom
- Further spacious family bathroom
- Lawned garden
- Large single garage
- Off street parking

A lovely detached family home located in a backwater cul de sac in the heart of Congresbury village. The property has three bedrooms, family bathroom and an ensuite. Whilst downstairs there is a kitchen/diner and separate reception room. There is a lovely lawned garden and a large single garage. This property was constructed in 2014 by Charles Church and benefits from the remainder of the 10 year NHBC guarantee and is presented in very good condition throughout.





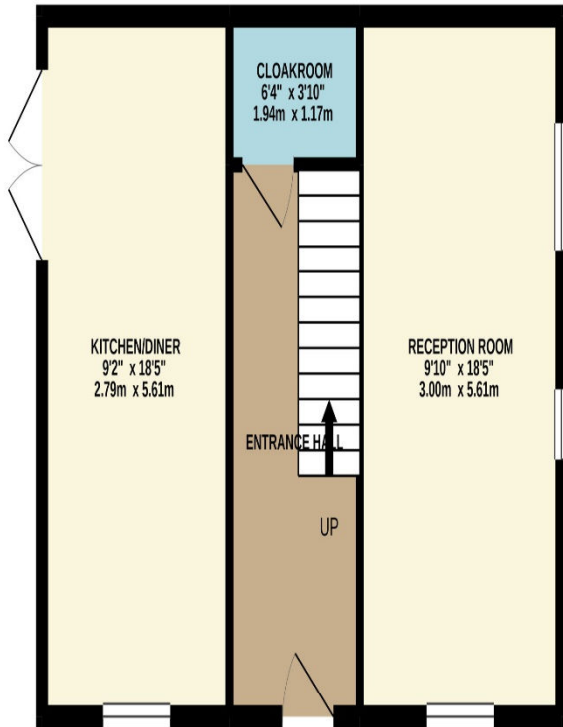
Upon entry you are greeted by a spacious entrance hall with under stairs storage and doors to the main reception room and the kitchen/diner. There is a further door to a ground floor cloakroom. The modern kitchen diner has a spacious feel with ample base and eye level units incorporating ample work surfaces. There is a built in four ring gas hob with electric oven under and extractor fan over. There is space and plumbing for a washing machine and dishwasher. There also space for an upright fridge/freezer. The dining area has lovely views over the garden through double glazed French doors. The separate reception room has dual aspect to the front and side and feels bright and airy. On the first floor there is a spacious landing with built in storage cupboard and access to the loft. There are three good sized bedrooms with the main bedroom benefiting from a modern ensuite shower room with natural light. There is a further spacious family bathroom with a matching modern white suite.

Outside the garden is a lovely size and well stocked with flowers and shrubs, the garden is mainly lawned with a path leading to the large single garage with rafter storage, power, light and an up and over door to the front. There is further off street parking at the front of the garage along side the front well stocked garden.

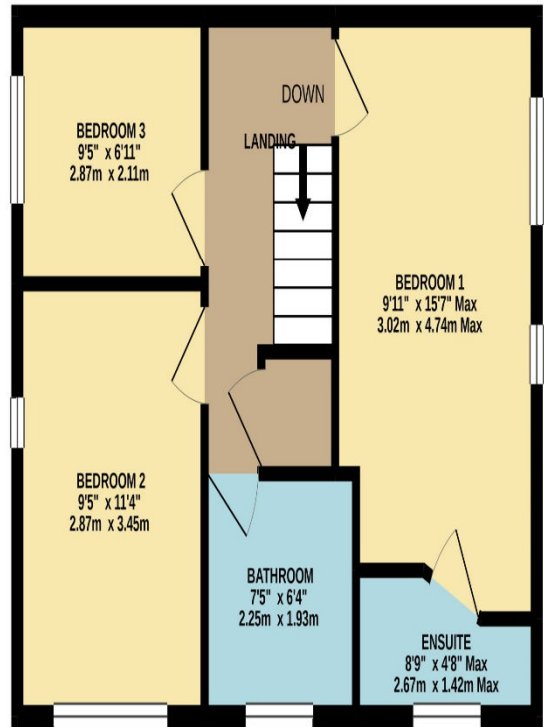
The location of this home is surrounded by beautiful North Somerset countryside, Congresbury is a lovely village with facilities and amenities including a variety of shops, supermarket, doctor, chemist, church, library, three public houses, a primary school and pre-school plus various clubs and societies. 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 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.



GROUND FLOOR
458 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 916 sq.ft. (85.1 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B	88	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	