

**STUART  
OLIVER**  
RESIDENTIAL



3 Silver Street, Congresbury, Bristol, BS49 5EY  
**£430,000 Freehold**

## 3 Silver Street, Congresbury, Bristol, BS49 5EY



- Detached bungalow
- Three bedrooms
- Spacious reception with log burner
- Large kitchen/diner
- Modern shower room
- Large full width by-fold doors to the conservatory
- Wonderful entertaining space
- Large single garage
- Beautiful gardens

A wonderful and spacious three bedroom bungalow located in a popular road close to local amenities that Congresbury offers. The property benefits from a large conservatory accessed through by fold doors from the kitchen/diner and the reception room allowing this all to become one large space. The location of this home is surrounded by beautiful North Somerset countryside and The village is within commuting distance of the City of Bristol and there is access to the M5 at Clevedon (junction 20) and St. Georges (junction 21). Bristol international airport is within a short drive as is the mainline railway station in Yatton giving direct travel to London Paddington.

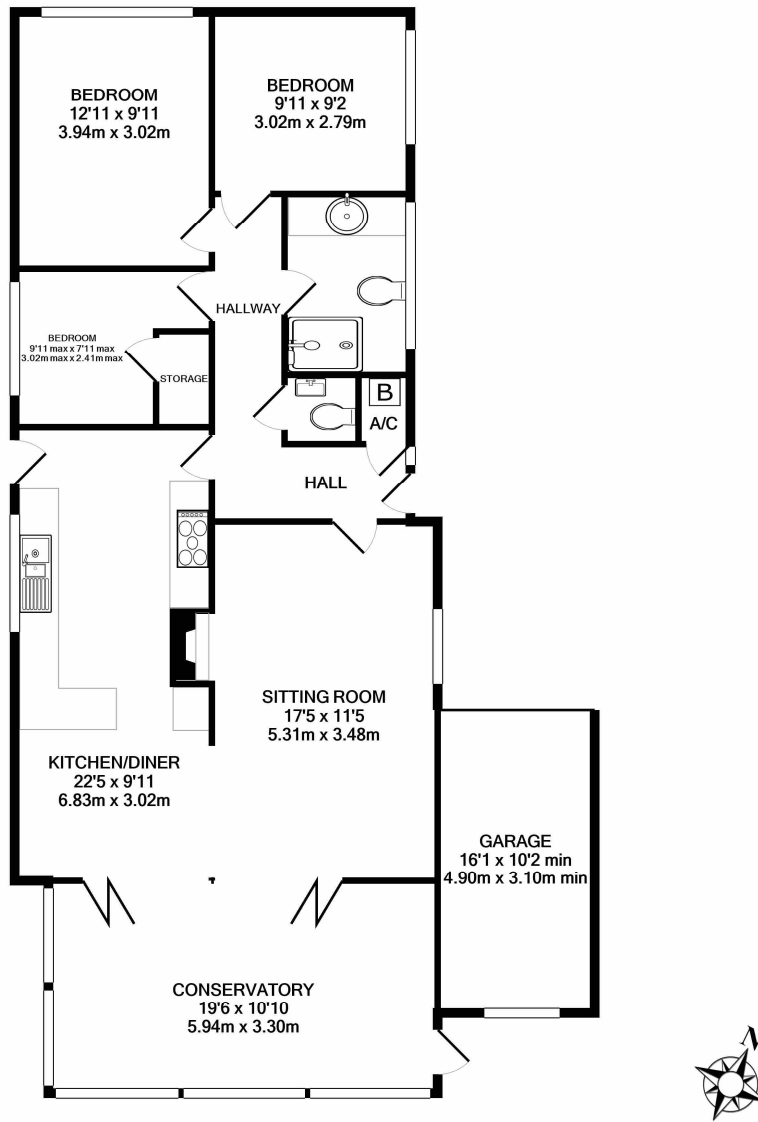




Upon entering this fabulous home, you are greeted by a spacious entrance hall with access to all rooms and a storage cupboard which houses the gas boiler and has space and plumbing for the washing machine. The rear of this bungalow is semi open plan allowing a wonderful entertaining space with a kitchen/diner with ample wall and base units and plenty of wooden work surfaces incorporating a fitted breakfast bar separating the dining area. The kitchen has built in appliances including a range style cooker with built in oven and extractor hood over, built in dishwasher and a one and a half bowl inset sink unit. The reception room is a good size and has a modern, contemporary wood burner for the cosy nights in during the winter months. The large conservatory really becomes part of the everyday living space as this is accessed via large full width by fold doors allowing plenty of natural light to flood in and allowing this to become part of the dining area and reception space. There are three bedrooms, two are doubles and the third offering a spacious single room. The modern shower room has a matching suite including a walk-in shower, wc and a countertop sink. From the hallway there is also a separate guest cloakroom.

Outside there is a delightful private rear garden with fences to three sides. The garden is full of mature plants, shrubs, fruit trees and is mainly laid to lawn with a stepping stone path to the rear summer house. There is also a timber shed and rear access to the spacious single garage which has power and light. To the front there is a further lawned garden and plenty of parking for several cars.





TOTAL APPROX. FLOOR AREA 1127 SQ.FT. (104.7 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	68	84
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
	70	87
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	