

**STUART
OLIVER**
RESIDENTIAL



23 Park Road, Congresbury, Bristol, BS49 5HJ
£349,950 Freehold



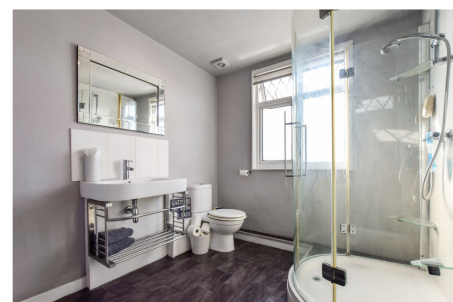
- Extended family home
- Four double bedrooms
- Flexible downstairs accommodation
- Kitchen and separate utility
- Ensuite to master bedroom
- Downstairs wc
- Study/garden room
- Lovely rear garden
- Driveway and large single garage
- Popular location

A very well presented extended four bedroom home situated in the popular village of Congresbury. The property has three reception rooms, kitchen, utility and downstairs wc, Upstairs there are four bedrooms, ensuite shower and family bathroom. The property further benefits from a pretty rear garden, driveway and large single garage. The Village of Congresbury is surrounded by beautiful countryside and is within commuting distance of the City of Bristol and offers access to the M5 from Clevedon (junction 20) or St George (junction 21). Bristol International Airport is within a short drive as is the mainline station in Yatton giving direct travel to London Paddington.

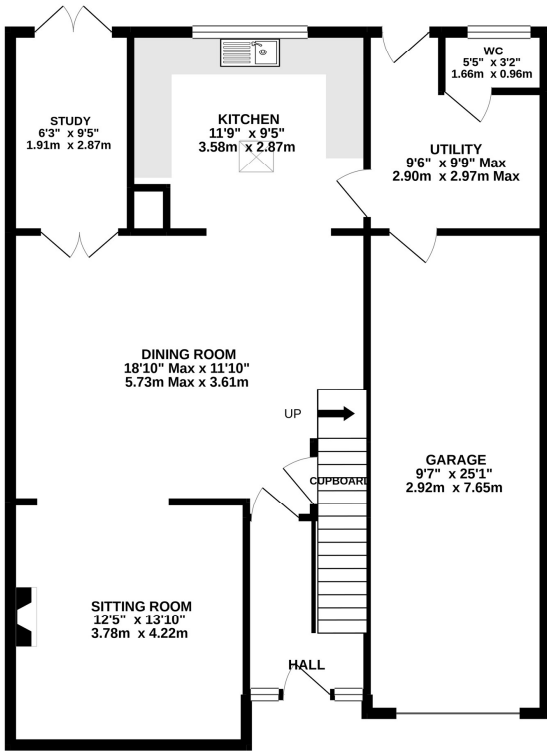




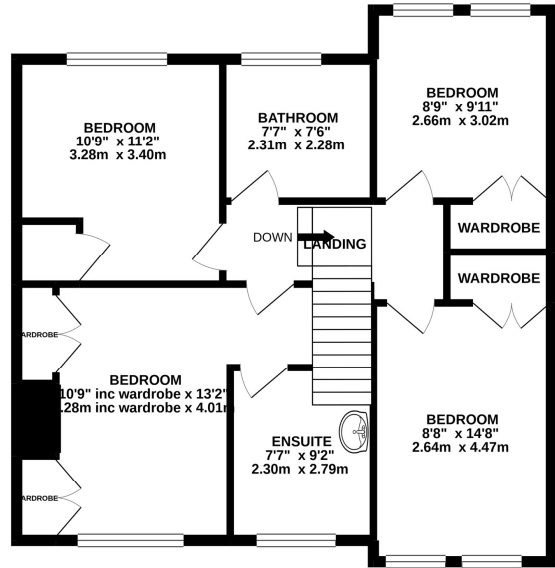
Upon entering this fabulous family home, you are greeted by a spacious and bright entrance hall which has stairs to the first floor and a door to the ground floor accommodation. The reception area is located to the front of the property and enjoys views over the front garden, this room has an exposed wooded floor and a gas real flame fire. The large dining area offers wonderful entertaining space and has wooden flooring, under stairs storage cupboard and double doors to the rear garden room/office which has patio doors to the garden. The fitted kitchen is to the rear and has pleasant views over the rear garden. The kitchen has ample base and eye level units with plenty of wooden work tops. There is a built-in double oven, four ring electric hob with extractor fan over. There is space for a fridge freezer. The room has a window to the rear and a skylight allowing plenty of natural light. The kitchen has a tasteful tiled floor and a door to the separate utility room. The utility room has doors to the downstairs wc, to the large 25'1 x 9'7 single garage and the rear garden. The utility room has space and plumbing for a washing machine, dishwasher, and space for a tumble dryer. There is also addition base and eye level storage cupboards. Upstairs there are four double bedrooms, All the bedrooms have built in wardrobes or storage cupboards. The master bedroom has a very spacious ensuite shower room and a wall of wardrobes including a built-in dressing table with vanity lighting over. The family bathroom has a matching four-piece white suite with a separate shower cubicle. Outside to the rear there is a very pretty rear garden with paved and shingled patio areas and central lawn. The garden has a timber shed and outside tap. There are mature plants, trees and shrubs making this a wonderful spot to unwind in the summer sunshine.



GROUND FLOOR
1023 sq.ft. (95.1 sq.m.) approx.



1ST FLOOR
743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA : 16770sq.ft. (1558.0 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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