



**11 Gooseham Mead, Congresbury, Bristol, BS49 5BX**  
**£565,000 Freehold**

# 11 Gooseham Mead, Congresbury, Bristol, BS49 5BX



- Modern detached home
- Cul de sac location
- Four double bedrooms
- Bathroom and two en suites
- Main reception room
- Separate spacious dining room
- Recently fitted kitchen/diner
- Separate utility room
- Double garage

A spacious four double bedroom modern family home with two en suite shower rooms and a family bathroom, Located at the end of a cul de sac in the heart of Congresbury. The property is behind a gated and walled entrance with plenty of parking and has a detached double garage with power and light. The location of this home is surrounded by beautiful North Somerset countryside, Congresbury is a lovely village with facilities and many local amenities including 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 area around is well known for its beauty and offers a variety of community pursuits within a drive. 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.

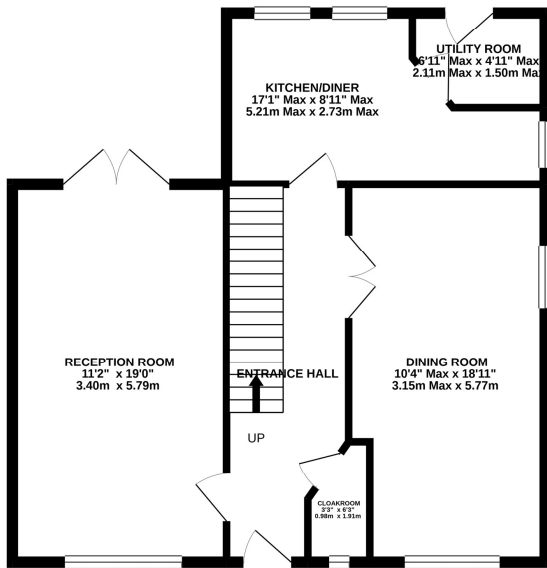




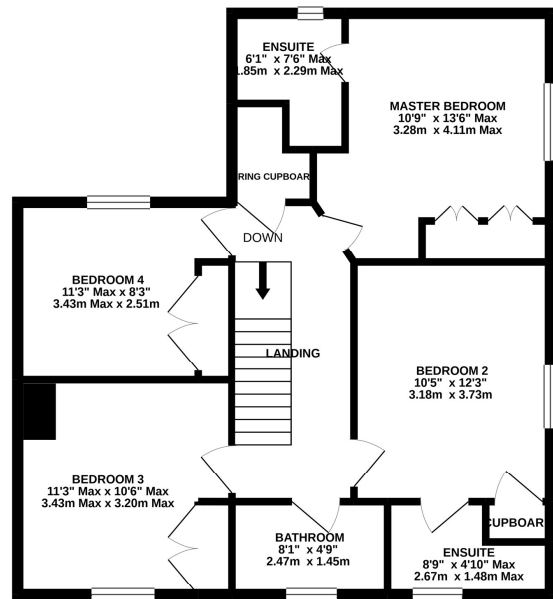
When you enter the property, you are greeted by bright and spacious entrance hall with stairs to the first floor with a storage cupboard under and doors to the main reception room, the dining room, the modern kitchen/diner and the downstairs cloakroom. The reception room is the full depth of the property and enjoys views over the front and to the rear over the garden through double glazed French doors. The reception room has a gas real flame fire for those cold winter evenings. The separate dining room is a very spacious room for entertaining and is accessed through glazed double doors. The recently re fitted stylish kitchen/diner is to the rear and enjoys views over the rear garden. The kitchen has a good range of eye and base level units with ample Caesar Stone White Attica work surface with a draining surface beside the inset sink. There is a built-in double oven, four ring gas hob with extractor fan over, built in fridge/freezer and dishwasher. The kitchen has a lovely ceramic tiled floor. From the kitchen/diner there is a door to the separate utility room which has further eye level storage, gas boiler and space and plumbing for a washing machine and tumble dryer. The utility room has a door to the rear garden. On the ground floor there is also a cloakroom with a frosted window. Upstairs there is a spacious landing with doors to all bedrooms, the family bathroom and access to the spacious airing cupboard. The master bedroom is located to the rear and benefits from built in wardrobes and a modern en suite shower room comprising of a shower cubicle with a monsoon shower, wc and a wash hand basin with vanity storage below. The second bedroom is located to the front and again has a built-in wardrobe and a further en suite shower room with a window. The third bedroom is again to the front and has built in wardrobes. The fourth bedroom is to the rear and has a built-in wardrobe. The family bathroom has a matching suite including a panel enclosed bath, wc and a wash basin. The rear garden is a good size and laid to lawn with mature evergreen shrubs and bushes. The garden is fenced and walled to all borders and has a lovely patio with a large pergola. The garden has an outside tap and access to the front via side gated access. To the front there is parking on the gravelled driveway for two/three cars and a double garage. The double garage has an electric up and over door and has power and light.



GROUND FLOOR  
696 sq.ft. (64.6 sq.m.) approx.



1ST FLOOR  
728 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA : 1423 sq.ft. (132.2 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
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	80
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	