



Westlands, 37 Kent Road, Congresbury, Bristol, BS49 5BD
£725,000 Freehold

Westlands, 37 Kent Road, Congresbury,
BS49 5BD



- Detached family home
- Four/five bedrooms
- Two/three large reception rooms
- Modern contemporary kitchen/diner
- Downstairs cloakroom
- Four first floor bedrooms
- Two ensuite shower rooms
- Family bathroom
- Lovely rear garden
- Single Garage and plenty of parking

A Fabulous extended four/five bedroom detached house with two ensuites and presented in immaculate condition throughout. The property benefits from a modern kitchen/diner and two further large reception rooms. The property has a lovely rear garden, a garage and parking for several cars set within the heart of the popular Congresbury Village. The location of this home is surrounded by beautiful North Somerset countryside, the village has 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 and Sixth Form, 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.

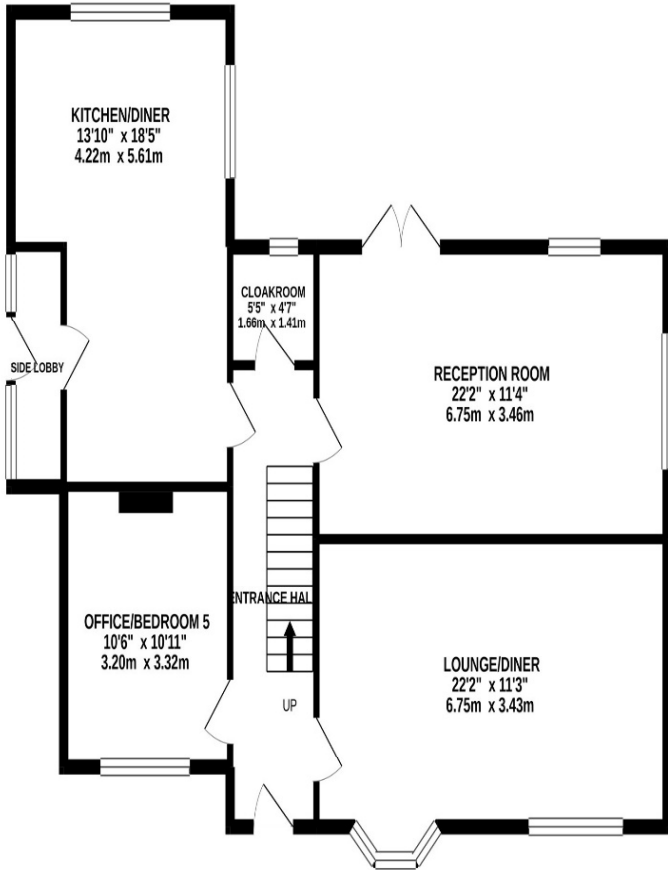




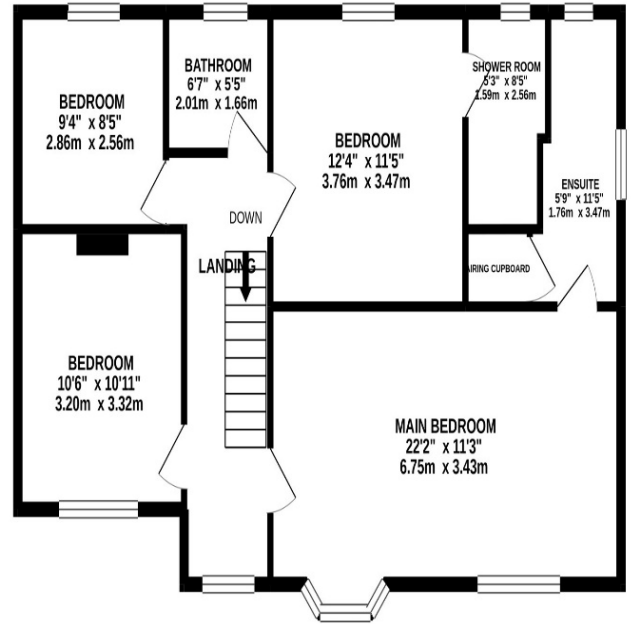
Upon arrival you will immediately appreciate the size of this home standing proud, raised and set back off Kent Road. Upon entry you are greeted by a spacious, bright entrance hall with doors to all the downstairs rooms and the staircase to the first floor with storage under. The entrance hall has solid wood flooring. The modern kitchen/diner is at the rear enjoying garden views and has an ample range of contemporary white units with plenty of modern work tops. There is a built in five ring Mercury Range gas cooker with extractor hood over. There is also space and plumbing for a dishwasher, a washing machine and further space for a tumble dryer and a large fridge/freezer. The kitchen has tiled flooring and a door to a side lobby for storage and houses the gas boiler and the hot water tank. The main reception room is located to the rear with French doors to the garden and further windows to the side and rear allowing plenty of natural light. There is a fitted gas real flame fire. The second reception room is another impressive room with wooden flooring and views to the front. This room features a gas real flame fire and an attractive bay window. The third reception room/bedroom five has views to the front. On the ground floor there is also a modern downstairs cloakroom. From the entrance hall stairs rise to the first floor where there is a spacious and light landing with a window to the front. The main bedroom is a large room with views to the front through a window and an attractive bay window. The main bedroom has a spacious ensuite shower room with a three piece suite with plenty of vanity storage and an airing cupboard. The second bedroom overlooks the rear garden and also benefits from an ensuite shower room. The third bedroom is a further double bedroom and has views to the front. The fourth bedroom is a good size single or small double and enjoys views to the rear. Outside there is a lovely rear lawned garden with flower bed borders and a large patio for entertaining. The garden has side gated access to the front and an attractive arch way to the side parking and single garage. The garage has power and light and measures 17 x 9 with an opening of 6'11, the garage has a personal door directly to the garden. The front garden is well stocked and offers plenty of additional parking.



GROUND FLOOR
993 sq.ft. (92.3 sq.m.) approx.



1ST FLOOR
817 sq.ft. (75.9 sq.m.) approx.



TOTAL FLOOR AREA : 1811 sq.ft. (168.2 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
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		85
(69-80) C	75	
(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	