



24 Mulberry Road
Congresbury, BS49 5HD

Robin King | Estate Agents

24 MULBERRY ROAD, CONGRESBURY, BS49 5HD

A spacious 3-bedroom family home set in the heart of Congresbury with separate utility room and study, a private garden and parking for several cars.

Approx 1141sq. Ft Accommodation • 3 Bedrooms • 2 Bathrooms (1 En-Suite) • Kitchen/Breakfast Room • Playroom/Dining Room • Study • Utility Room • Garden • Driveway Parking • Central Village Location • Mainline Railway Services At Yatton 2.5 Miles • Access To M5 Within 5.8 Miles At Jct 21 • Bristol Airport 8.2 Miles • Central Bristol 12.4 Miles. (All Distances Approx.)

Stepping into this inviting property you are greeted by a spacious hallway with ample understairs storage space for shoes and coats. To your left is the downstairs cloakroom and to your right the living room. The living room is light and airy with carpeted flooring and flows seamlessly into the playroom/dining room. French doors opening to the garden flood these rooms with light and offer a versatile space for use as a children's playroom or formal dining room.



To your left, is the kitchen/breakfast room which has been carefully renovated by the current owners. With integrated appliances including a double oven, hob and dishwasher this space will cater to all your culinary needs. The breakfast room has ample space for a dining table and French doors open to the patio creating an ideal space for al-fresco dining.

Adjacent to the kitchen is the utility room, equipped with ample fitted wall and base units, a sink, and space for a washing machine and tumble dryer. Through the utility room you will find the study, an adaptable space for home working, studying or for use as a snug.

Upstairs, there are three spacious bedrooms, two of which are doubles. The principal bedroom, overlooking the garden, features an en-suite shower room. To the front of the property is the second bedroom and family bathroom with over-bath shower and heated towel rail. The third bedroom, a good size single, also overlooking the garden, completes the upstairs accommodation.





Outside, the rear west facing garden is beautifully designed with a large, stone paved patio running the width of the garden and a decking area ideal for BBQ's and outside dining. There are a variety of mature plants and shrubs and a neat lawned area as well as a shed for storage. Side access leads to the front of the property which features a lawn and driveway with off street parking for multiple vehicles.

Location - Congresbury is a thriving village surrounded by countryside, with a great range of facilities and amenities including shops, pubs, a post office, small supermarket, a pre-school and a primary school. Senior schooling is available at the well-regarded Churchill Academy and Sixth Form. Mainline railway services are available from Yatton station, some 2.5 miles away - London Paddington from 114 minutes. Bristol Airport is within 8.2 miles, access to the M5 within 5.8 miles. The nearby Strawberry Line provides good opportunities for off road cycling and walking between Yatton and Cheddar.



Important Notice:

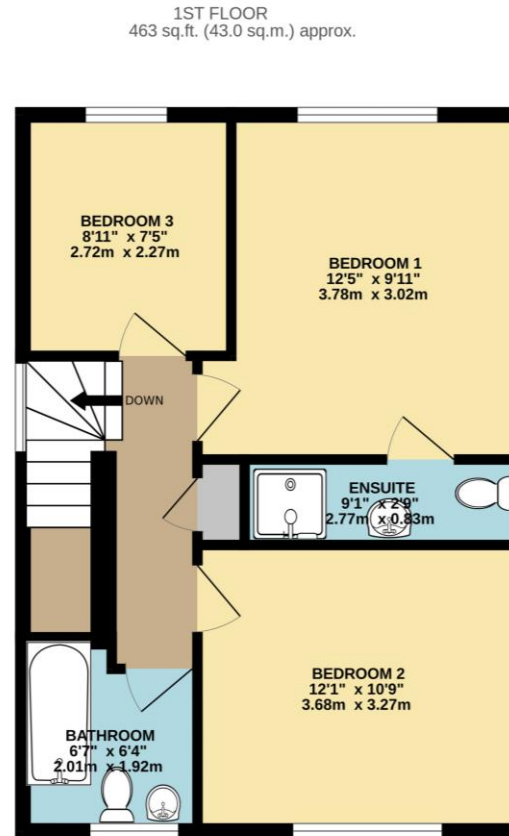
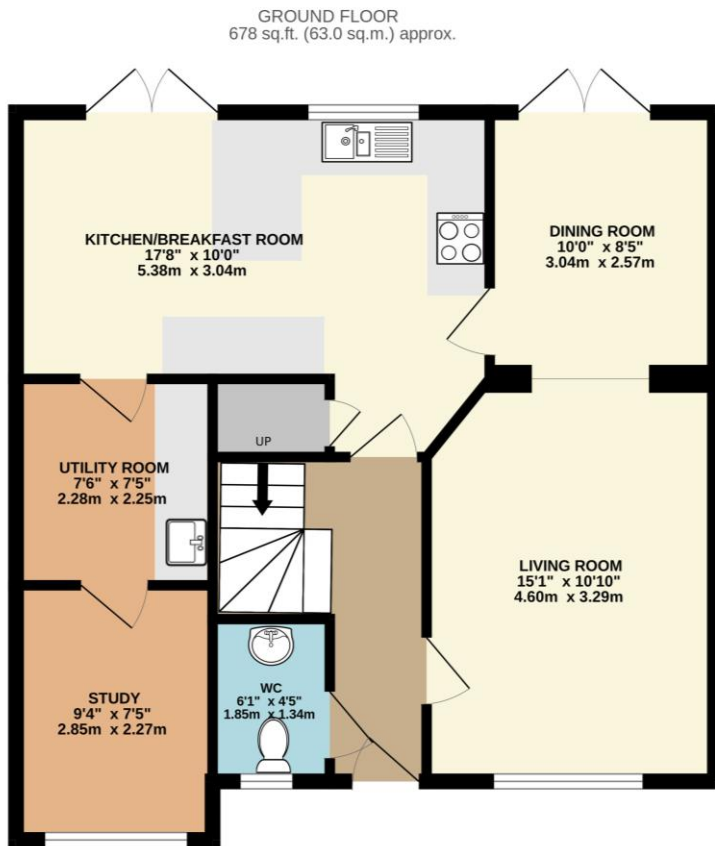
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

DIRECTIONS – From Robin King Estate Agents office in Congresbury, turn right on to the B3133 towards Langford, follow the road for approximately ½ a mile, then turn left into Park Road. Follow this road again for approximately ¼ of a mile and Mulberry Road will be found to the left-hand side. At the end of Mulberry Road take a right turn and number 24 will be found on the right-hand side.

SERVICES – All Mains Services

EPC RATING – D

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND D** £2,062 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



TOTAL FLOOR AREA : 1141 sq.ft. (106.0 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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