



19 Furnace Way

Congresbury, Bristol

A superb and immaculately presented 4 bedroom detached house in a tucked away location in the heart of the popular village of Congresbury, with a double garage, off street parking, gorgeous landscaped garden and easy access to Bristol and beyond.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: A

- Approx 1,488 sq ft of flexible family accommodation
- Superb four bedroom detached family home
- Beautifully presented throughout
- Outstanding kitchen/dining room with quality appliances and fixtures,
- Two well-appointed bathrooms and downstairs cloakroom
- Highly desirable small, modern development
- Remainder of a 10 Year Premier Guarantee
- Stunning landscaped gardens
- Large double garage conversion retaining space for a car and separate gym/games area, utility, workshop and first floor storage
- Peaceful, edge of development location with direct access to rural walks and village centre
- Easy access to Bristol (20 mins) M5/mainline railway services at Yatton (London 114 minutes) and Bristol Airport







19 Furnace Way

Congresbury, Bristol

19 Furnace Way is a handsome detached new build house with a spectacular professionally designed and landscaped garden. Built in 2020 by desirable and high-quality developer Strongvox, it occupies an enviable and quiet position on the edge of Congresbury. Offering easy access to all the amenities available in the thriving village centre and rural walks straight from your doorstep, it makes for a wonderful family home.

It offers approx 1,488 sq ft of well-planned accommodation, with two reception rooms and a magnificent open plan living/dining/kitchen as well as four spacious bedrooms, together with a stunning landscaped and wonderfully private garden. Decorated throughout with crisp white walls and complimentary natural coloured flooring and carpeting, this beautifully maintained family home is an ideal turn-key option for anyone seeking a high-quality, low-maintenance residence. It's ready for you to move in, unpack, and begin enjoying life right away.

In addition, the current owners have also insulated, plaster boarded and divided the extra-large double garage, retaining a large area for a car and bikes in addition to a creating a separate workshop, outside utility area, home gym/games area and loft space.

The property is peacefully located on the edge of the development overlooking a nature strip, with no through traffic. On approach you are met by a large driveway with parking for 4 cars and access to the garage and house. Recently built in a traditional period style, with symmetrical proportions, a brick façade and a handsome portico over the front door, all give it a sense of style and grandeur.

Stepping inside, you'll find a bright and welcoming hallway featuring stairs that lead to the first floor. Conveniently located on this level is a cloakroom, along with a really generous under-stairs cupboard which has plenty of space for coats and shoes. To the left, the spacious living room offers a modern, stylish space complete with custom fitted sliding doors with access to the open plan living area, making it easy to keep this space separate or should you wish, open it up for entertaining. To the right is a second reception room, currently arranged as an office it could easily be a





To the rear the open plan kitchen/dining/living area is a true highlight of the property, bathed in natural light from its windows that offer views over the delightful private gardens. Bi-folding doors in the dining area lead directly out to a large entertaining terrace, and seamlessly blend inside and out. The kitchen itself is stunning, featuring a range of dove grey cabinetry paired with a striking white quartz worktop. High-quality integrated appliances include twin eye-level 'Neff' ovens, an integrated dishwasher, a separate larder, an integrated fridge/freezer and an induction hob with an automated extractor hood. At the back of the kitchen, a practical utility room provides extra storage, plumbing for a washing machine dryer, a sink, and a cupboard housing the central heating boiler. The owners have also installed a water softener which is located here. A side door offers private and secure access to the garden and the garage.



On the first floor, you'll discover four bedrooms (including a principal with en-suite) and a family bathroom, all arranged around a spacious galleried landing with a front-facing window with rural views. The principal bedroom, located at the rear, has lovely views over the garden and features a stylish en-suite shower room. Two additional double bedrooms, one at the front and one at the rear, are tastefully decorated, while the final room is a sizable single, ideal for a growing child. Completing the first floor is a chic family bathroom equipped with a separate large shower cubicle, bath and heated towel rail.

Outside

19 Furnace Way

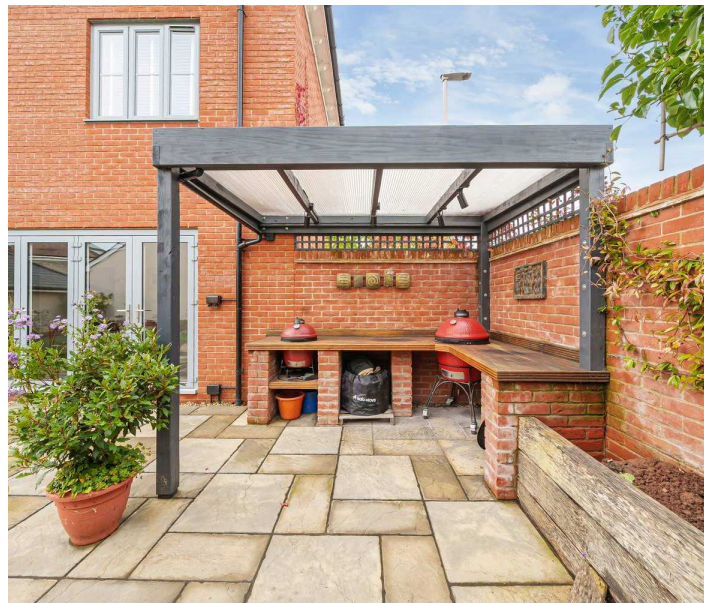
Congresbury, Bristol

To the roadside is an additional woodland planted area. A secure gate leads through to a private gravelled area providing access to the back door and side garage door where the owner has located the second utility area/boot room and workshop, gym/games room. A paved path leads you down to the shed and round through to a surprisingly private rear garden which has been beautifully designed by the current owner who is a professional garden designer.

A large terrace has in one corner a superb covered outdoor kitchen with lighting, providing year round use. Curved lines sweep gracefully into the lawned area and then to the rear a beautifully raised garden edged with vertical sleepers is planted with a wonderful range of plants and shrubs, including an elegant screening hedge created from pleached trees providing a wonderful feature and increasing the gardens privacy.

Location

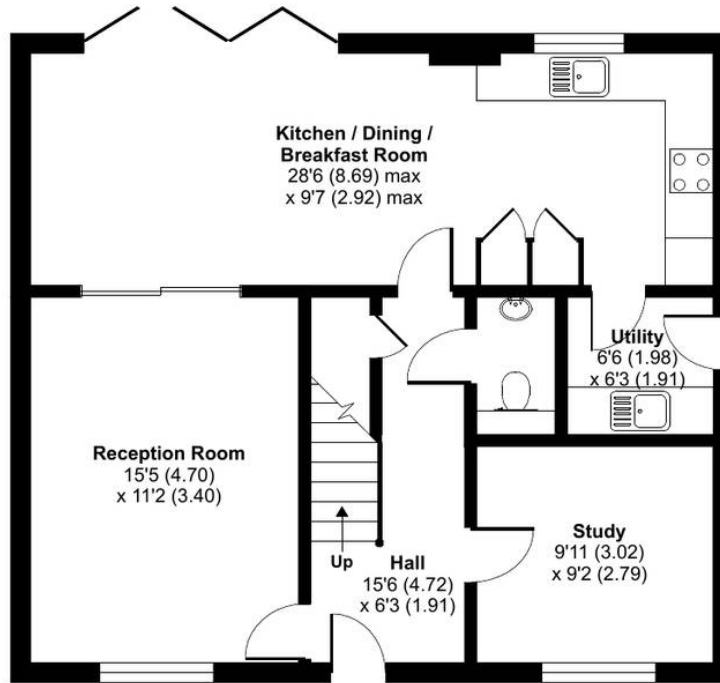
Congresbury is ideally located for both the commuter and the country lover as it offers easy access to Bristol (12 miles), and Clevedon (6 miles). Regular bus services run to and from Bristol and a mainline commuter rail service runs from Yatton station, just 2 miles distant. There is easy access to the M5 motorway at Clevedon and St. Georges. The surrounding countryside provides a wide range of activities including glorious walks on the doorstep, riding, golf, sailing, fishing and an outdoor pursuits centre, all within easy reach. The friendly village includes a variety of independent shops and businesses along with cafes, pubs and restaurants and leisure facilities. Educational opportunities are very good, with



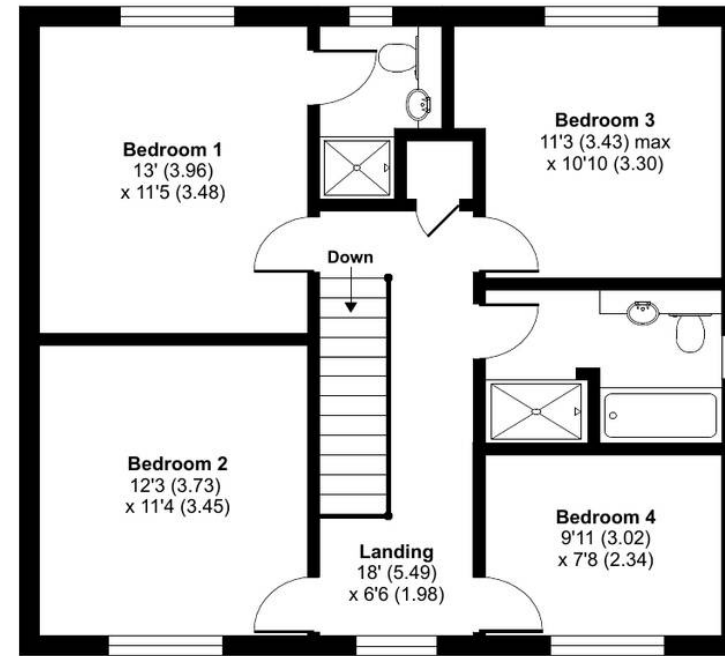
Furnace Way, BS49

Approximate Area = 1488 sq ft / 138.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Robin King LLP. REF: 1198410

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