



# 17 Cadbury Square

Congresbury, Bristol

A well-presented three-bedroom semi-detached home quietly positioned within a private square, offering modern and comfortable living throughout. The property features a stylish kitchen/dining room, inviting sitting room with wood-burning stove, conservatory, three well-proportioned bedrooms and a family bathroom. Outside, there is allocated parking and a private rear garden.

EPC: D

Council Tax band: C

Tenure: Freehold

Services: Mains electricity, water and sewerage. LPG/oil central heating and FTTC broadband.

- 1150 sq ft of well-balanced accommodation
- Three-bedroom semi-detached home
- Quiet position within a popular village setting
- Modern kitchen/dining room
- Sitting room with wood-burning stove
- Conservatory
- Allocated parking
- Private rear garden
- Walking distance to village amenities
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)







## 17 Cadbury Square

Congresbury, Bristol

This attractive three-bedroom semi-detached home is quietly positioned within a private square and offers a wonderful blend of comfort, style and practicality, ideal for modern family living or those seeking a peaceful yet well-connected village setting.

You arrive via a private road, where the property enjoys a tucked-away position with convenient parking within the plot. The front door opens into a welcoming hallway, setting the tone for the well-balanced accommodation that follows.

The kitchen/dining room is modern and stylish, designed to work perfectly for both everyday living and entertaining. With ample fitted storage and generous worktop space, it easily accommodates a dining table, making it a natural hub for family meals and social gatherings.

To the rear of the property, the sitting room is a warm and inviting space, centred around a wood-burning stove that provides a cosy focal point during the cooler months. Double doors lead through to the conservatory, extending the living space and allowing natural light to flood in.

The conservatory offers a pleasant outlook and a seamless connection to the outdoors, creating an ideal additional reception space for relaxing or entertaining. A downstairs WC and useful storage complete the ground floor.



Upstairs, the first floor provides three well-proportioned, light-filled bedrooms, served by a family bathroom in good condition. The layout is versatile and well suited to a variety of needs, including family life, home working or accommodating guests.

Outside, the property is complemented by a private west-facing rear garden, ideal for enjoying the afternoon and evening sun. The garden has been thoughtfully arranged to offer a variety of usable spaces, including a lawned area and a gravelled seating area, providing excellent options for both relaxation and outdoor dining. A garden shed offers practical storage, while a greenhouse adds further appeal for those with an interest in gardening, creating a well-balanced and versatile outdoor space.

Overall, this is a well-presented and thoughtfully arranged home in an appealing and private setting, offering comfortable and flexible living both inside and out.

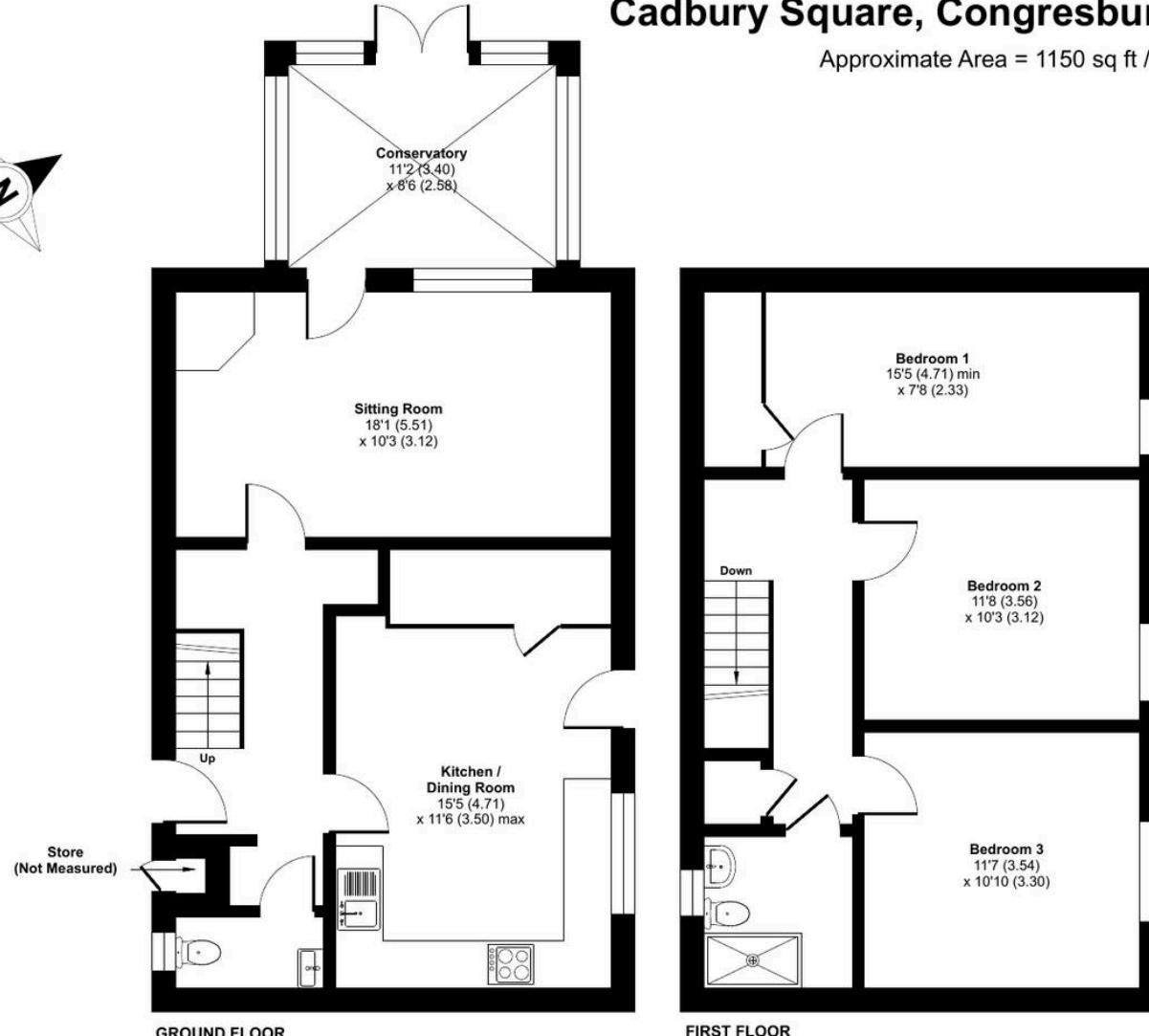
**Location:** Congresbury is ideally located for both the commuter and the country lover as it offers easy access to Bristol (12 miles), and Clevedon (6 miles). Regular bus services run to and from Bristol and a mainline commuter rail service runs from Yatton station, just 2 miles distant. There is easy 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 primary schooling within the village and secondary education at the well-regarded Churchill Academy and Sixth Form.



# Cadbury Square, Congresbury, Bristol, BS49

Approximate Area = 1150 sq ft / 106.8 sq m (excludes store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
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