



# 45 Park Road

Congresbury

A well-presented 4-bedroom link detached home set in a quiet location with glorious far reaching views. It offers flexible living space, a private garden, a garage, driveway parking and easy access to Congresbury's shops, countryside and local amenities.

Council Tax band: D

All mains services

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Approx. 1,365 Sq.ft accommodation and garaging
- Link-detached 4 bedroom property
- Spacious sitting room
- Open-plan kitchen/dining area with far reaching views
- Separate dining room
- Driveway parking
- Within catchment area for well regarded primary and secondary schools
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)
- NO ONWARD CHAIN







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A 4 bedroom link detached family home offering flexible living over two floors in a peaceful residential area close to Congresbury's amenities.

With three double and one single bedroom, a generous sitting room, and additional flexible living space, along with practical outside space, this is an ideal for families or those seeking a comfortable and versatile home.

A porch provides a useful space for coats and shoes and from here a front door opens into a welcoming hallway with a downstairs cloakroom and stairs rising to the first floor.

To the left, a door leads into the spacious sitting room, where a large front-facing window brings in plenty of natural light.

The kitchen/breakfast room lies to the rear and has a fabulous rural aspect. It has a fitted kitchen with space for a cooker, dishwasher and washer dryer. To the rear, the breakfast area has plenty of space for a dining table. It also has a separate built in pantry cupboard.

Adjacent to here is a bed/dining room - sharing the countryside views it makes another lovely flexible space.

Upstairs there are 3 double bedrooms all with fitted wardrobes and bedroom 4 which is currently arranged as an office.

A stylish family bathroom with white three piece suite including shower serves these bedrooms.



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## Outside

To the rear, the garden backs on to open fields and King's Wood in the far distance. The garden is fully enclosed and has a small lean to greenhouse/storage room together with a gravelled terraced area to adjacent to the house. The garden is predominantly laid with a lawn with an attractive raised bricked flowerbed.

To the front of the property there is a lawned area and to the left a block paved driveway offering parking for several cars which leads to the garage with up and over door.

## 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, shing 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. (All distances/times approx.)



# Park Road, Congresbury, Bristol, BS49

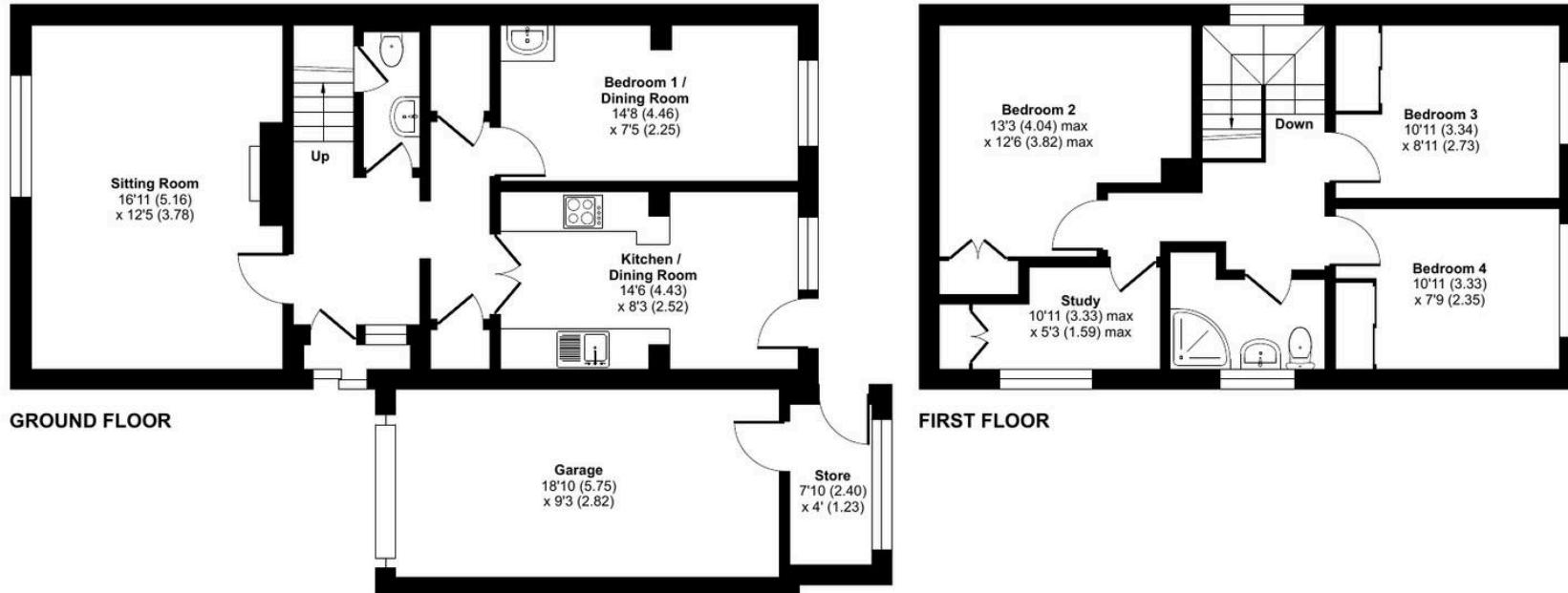


Approximate Area = 1154 sq ft / 107.2 sq m

Garage = 211 sq ft / 19.6 sq m

Total = 1365 sq ft / 126.8 sq m

For identification only - Not to scale



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