



5 The Causeway, Congresbury, Bristol, BS49 5DJ
£549,950 Freehold

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- Beautifully presented
- Detached family house
- Central Congresbury location
- Tennis/Cricket club views to rear
- Modern open plan living
- Fabulous kitchen/diner
- Four double bedrooms
- Family bathroom
- Further ensuite
- Garage and two cars off street

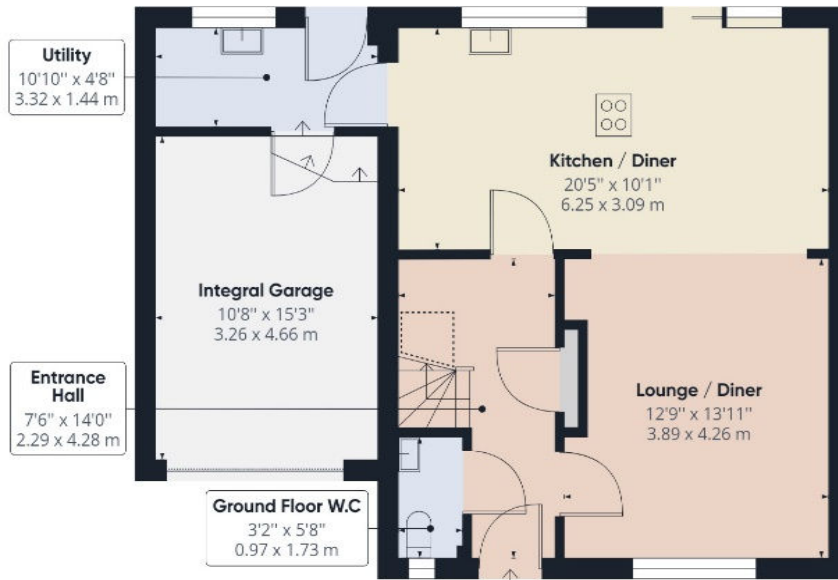
A lovely, well presented four double bedroom, two bathroom detached family home located in the heart of the popular village of Congresbury. The property has a modern open plan feel on the ground floor which lends itself well to entertaining. There are front rear and side gardens, garage and parking two cars. The location of this property is very central to all the many local amenities that Congresbury offers and overlooks the Congresbury Tennis, Crickets clubs and the childrens play area to the rear. The location of this home is surrounded by beautiful North Somerset countryside. Congresbury is a lovely village with facilities and amenities including a variety of shops, supermarket, doctor, chemist, church, library and three public houses.



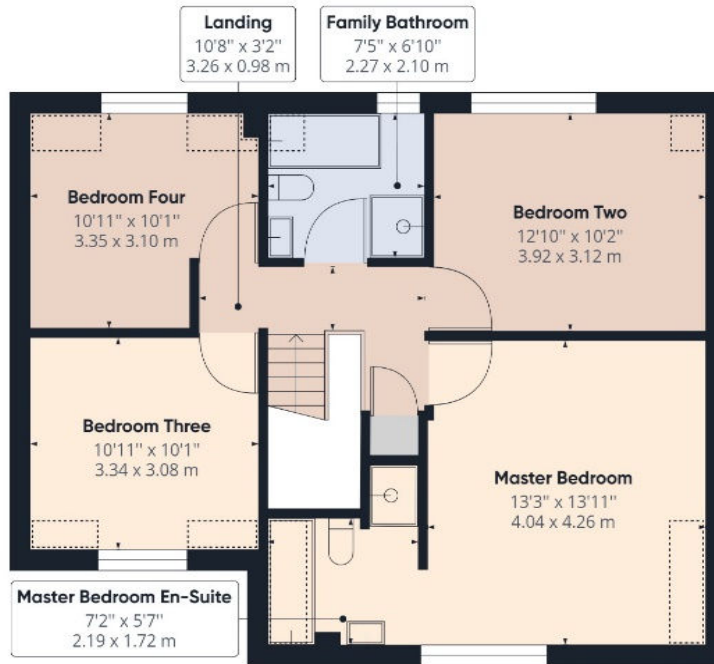


Once in inside you are greeted by a spacious entrance hall with doors to the reception room, kitchen/diner and the downstairs wc. Stairs rise to the first floor with storage space underneath and a further shallow storage cupboard. The large kitchen/diner is to the rear with Amtico tiled flooring and has a modern, stylish well fitted kitchen area incorporating ample granite work surfaces with inset one and a half bowl sink and ample eye and base level storage units including a pull out larder style unit. There is a built in gas cooker with a four ring gas hob with double oven under. There is space and plumbing for a dishwasher and space for an upright fridge freezer. The kitchen has a large window to the rear and a door to the separate utility room. The dining area is separated by a peninsular kitchen bar and has sliding double glazed doors to the rear garden allowing plenty of natural light to flood in. From the dining area the room opens into the bright and spacious reception room which enjoys views over the front garden through a large window. The reception room has wooden flooring and a wall that has been built as a feature with a recess for a wall mounted television. The reception room has a door back to the entrance hall. The separate utility room has modern wall and base units (matching the kitchen) counter tops and a sink. There is space and plumbing for a washing machine and tumble dryer. The utility room has a door to the garden and a door to the spacious single garage which has an up and over door, shelving and houses to modern gas boiler which was replace only a year ago. The separate wc is located off the entrance hall and has a frosted window to the front. Upstairs there are four double bedrooms, the main bedroom is to the front and has wardrobes and an ensuite bathroom with a separate shower cubicle. The second and fourth bedroom are to the rear enjoying wonderful views over Congresbury tennis club, the cricket pitch and children's play area. The family bathroom has a modern white four piece suite including a separate shower cubicle and a frosted window to the rear. Outside there is a wrap around garden with a rear decked area with mature bushes and shrubs, a corner patio area and a lawned area leading around to the front where there is a further fenced garden. To the front there is also off street parking for two cars and further gated side access.





Ground Floor Building 1



Floor 1 Building 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	