



44 Park Road
Congresbury, North Somerset, BS49 5HH

Robin King | Estate
Agents

44 PARK ROAD, CONGRESBURY, NORTH SOMERSET, BS49 5HH

A very well presented 3-bedroom link detached home, with driveway parking and a pretty enclosed back garden which is tucked away in a central location in a popular North Somerset village with easy access to Bristol and beyond.

APPROX 1,023 SQ. FT FLEXIBLE FAMILY ACCOMMODATION • 4 BEDROOMS, 2 BATHROOMS • OPEN PLAN SITTING/DINING ROOM • FULLY FITTED KITCHEN AND LARGE UTILITY ROOM • SOUTH FACING GARDEN • GARAGE AND AMPLE OFF STRET PARKING • SOLAR PANELS • ACCESS TO M5 MOTORWAY WITHIN 6 MILES AT JUNCTION 21 AT ST GEORGE'S • BRISTOL AIRPORT WITHIN 7.8 MILES • CENTRAL BRISTOL WITHIN 12.7 MILES • MAINLINE RAILWAY SERVICES WITHIN 2.7 MILES AT YATTON – LONDON PADDINGTON FROM 114 MINUTES (ALL APPROX.) • NO ONWARD CHAIN

44 Park Road is an attractive linked detached home set in a quiet, yet convenient location close to amenities in this popular village. With 3 bedrooms, a private enclosed garden, driveway parking and energy efficient solar panels it makes an ideal family home.

A neat, bricked driveway leads to a smart Composite front door and on into the hallway which has storage for coats and shoes.

To the left a large sitting/dining room is the perfect open plan space for comfortable living and family gatherings. A chimney alcove provides an attractive focal point and a large window overlooks the front garden, giving a light and airy feel. To the rear the dining area has space for a large table with views over the garden.

Moving through to the kitchen which has views of the garden, it is fitted with smart white units offset with blue tiling. It has an integrated dishwasher, electric oven and gas hob together with space for a fridge/freezer.

Off here is a useful and spacious utility room with access to the back garden, space for a washing machine and a separate cloakroom/shower room. There is also a doorway to the garage.

Rising to the first floor there is a further bathroom with white three-piece suite and three bedrooms. Two are doubles and a third overlooking the front a single.





Outside – 44 Park Road has a lawned front garden with a neat brick paved driveway to the side offering parking for several cars. To the right the garage has an electric up and over roller door. The rear garden is neatly fenced and fully enclosed and has a terrace across its width providing the perfect spot for al-fresco dining. Very private, it has several mature trees and shrubs which lend privacy to this quiet sanctuary.

Location – Congresbury is ideally located for both the commuter and the country lover as it offers easy access to Bristol (13 miles), and Clevedon (6 miles). Regular bus services run to and from Bristol and a mainline commuter rail service runs from Yatton station, just two 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.

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

SERVICES – All mains services

EPC RATING – C

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144

COUNCIL TAX BAND D £2,175.08 (2024/25)

* Bandings for properties altered/extended since 1st April 1993 could be subject to review.

Park Road, Congresbury, Bristol, BS49

Approximate Area = 1023 sq ft / 95 sq m

Garage = 125 sq ft / 11.6 sq m

Total = 1148 sq ft / 106.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced by Robin King LLP. REF: 1131023



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