



Furnace Way

Congresbury, Bristol

A superb 4-bedroom detached house with a garage including gym, off street parking and landscaped garden. Tucked away in the heart of the popular village of Congresbury it offers easy access to Bristol and beyond.

Council Tax band: F

Tenure: Freehold

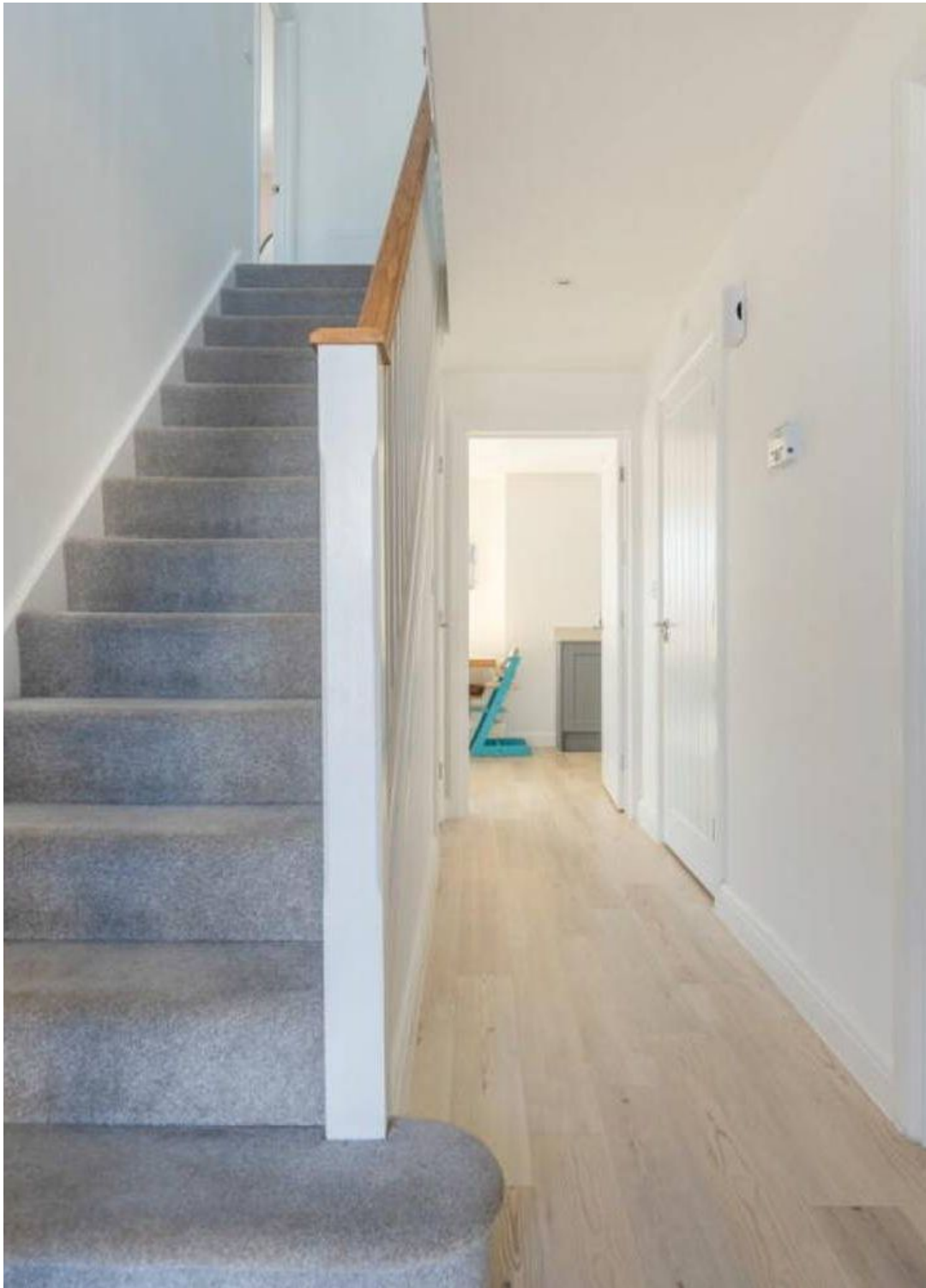
EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: A

- Approx 1,416 sq ft of flexible family accommodation
- Superb four-bedroom detached family home
- Outstanding kitchen/dining room with quality appliances and fixtures, two well appointed bathrooms
- Two well-appointed bathrooms and downstairs cloakroom
- Remainder of a 10 Year Premier Guarantee
- Edge of development location with direct access to rural walks and village centre
- Highly desirable small, modern development
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)
- Private garden with covered terrace
- Off street parking and large double garage inc. gym area







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21 Furnace Way is a handsome, detached, new-build house constructed in 2020 by the desirable and high-quality developer Strongvox. Built in a traditional period style, it boasts symmetrical proportions, pink elevations, and a handsome portico over the front door, all of which lend it a sense of style and grandeur. Situated within a select, small development of new homes, it is ideally located being close to the thriving village centre and its amenities, as well as rural walks straight from the doorstep, making it a wonderful family home.

The property offers approximately 1,416 sq. ft. of well laid out accommodation, including two reception rooms and a magnificent open-plan living/dining/kitchen area. It also features four spacious bedrooms, a lovely garden, off-street parking, and a large double garage with gym area.

Stepping inside, you'll find a bright and welcoming hallway with Karndean flooring and stairs leading to the first floor.

Conveniently located on this level is a cloakroom and a generous under-stairs cupboard providing ample storage space for coats and shoes. To the left, the spacious sitting room offers a modern, stylish space complete with bespoke fitted cupboards and open shelving, which frame an area for a flat-screen TV. Glazed French doors connect this room to the kitchen/dining/living area, allowing flexibility to either separate or integrate the spaces for entertaining. To the right is a second reception room, currently used as a playroom but easily adaptable as a snug or home office.



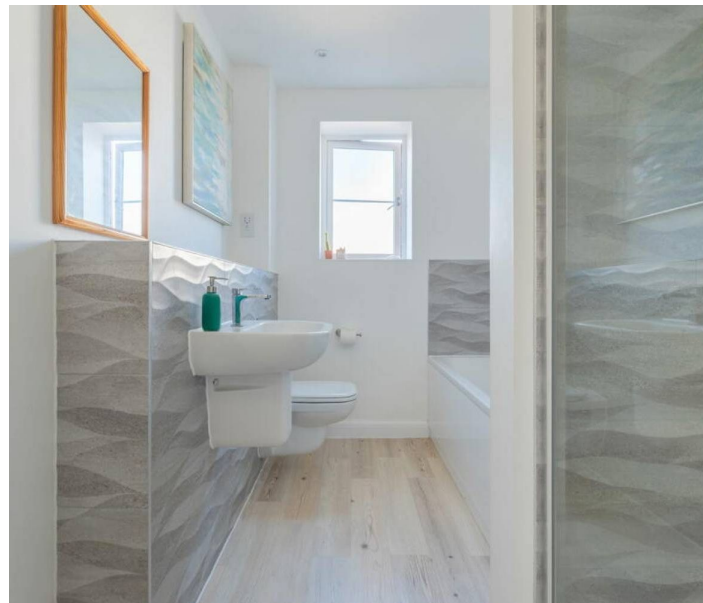


At the rear, the open-plan kitchen/dining/living area is a standout feature of the property. Bathed in natural light with bi-fold doors that open onto a large entertaining terrace, these seamlessly blend indoor and outdoor spaces. The kitchen itself is stunning, featuring a range of dove-grey cabinetry paired with a striking natural-coloured quartz worktop. High-quality integrated appliances include twin eye-level 'Neff' ovens, an integrated dishwasher, a separate larder, an integrated fridge/freezer, and a gas hob with an extractor hood. At the back of the kitchen, a practical utility room offers extra storage, plumbing for a washing machine and dryer, a sink, and a cupboard housing the central heating boiler. A side door has private and secure access to the garden and the garage.

On the first floor, there are four bedrooms (including a principal bedroom with an en-suite) and a family bathroom, all arranged around a spacious galleried landing. The principal bedroom, located at the rear, has wonderful far reaching rural views, built in wardrobes 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 fourth bedroom is a sizable single, ideal for a child or guest. Completing the first floor is a chic family bathroom equipped with a separate large shower cubicle, a bath, and a heated towel rail.

Outside

The front garden is has a low-maintenance design with a neat laurel hedge and footpath leading to the front door. A side return leads to the home's fully enclosed, south facing garden which has been attractively landscaped, creating several different spaces to enjoy. A raised terrace area, ideal for al fresco dining, is surrounded by thoughtfully selected plants and shrubs, creating a peaceful outdoor retreat.



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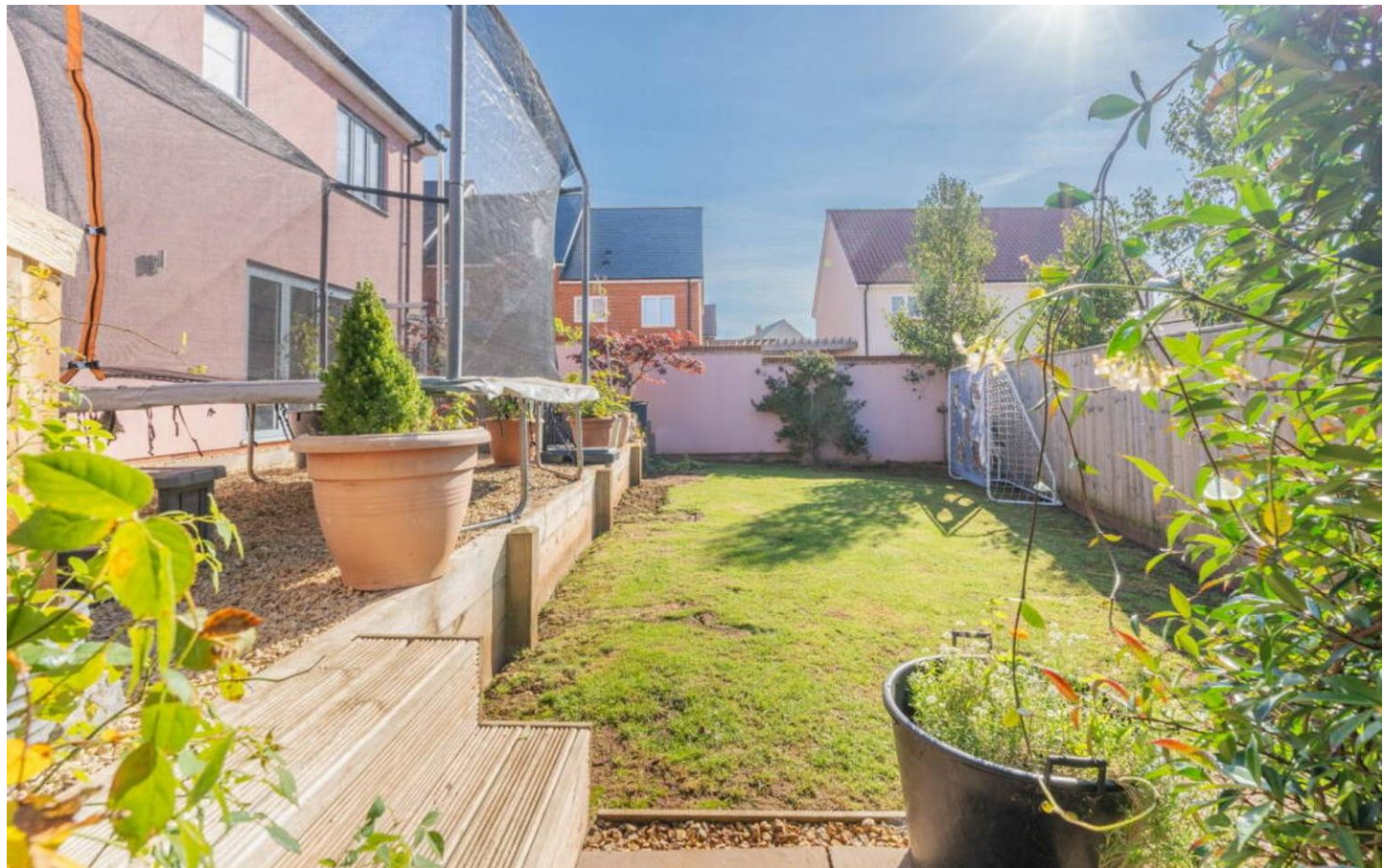
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A small area is lawned and there is also a large superb covered terrace/play area with stone patio. In addition to this, there is also space for a garden shed, and covered bin store.

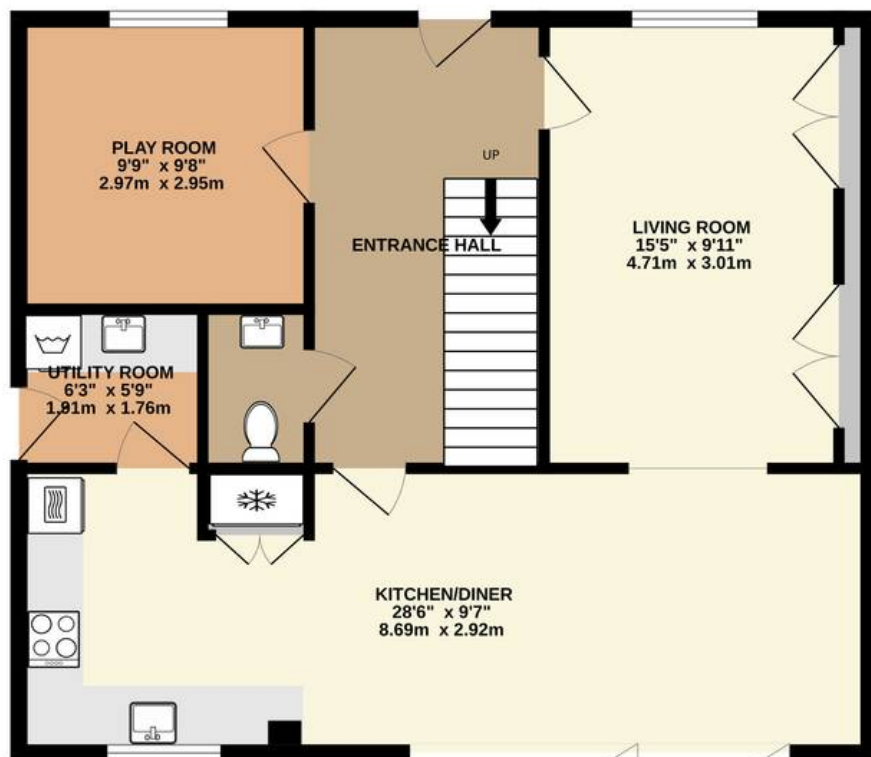
A generous driveway provides off street parking for several vehicles and leads to a large double garage which has been cleverly utilised, and incorporates a gym and loft storage.

Location

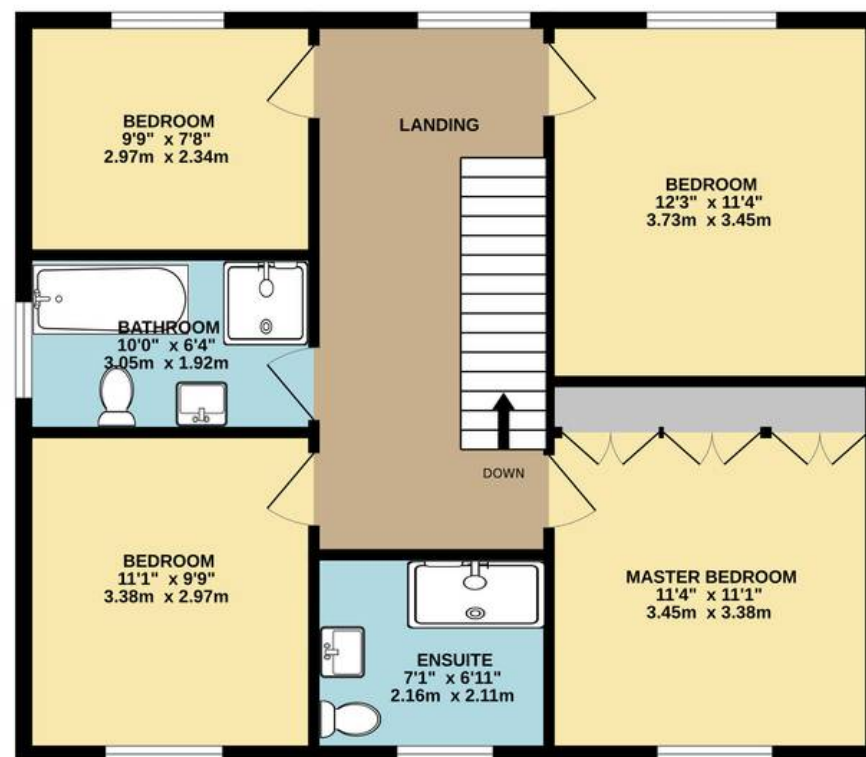
Congresbury is ideally located for both the commuter and the country lover as it offers easy access to Bristol (12 miles), and Clevedon (6 miles). Regular bus services run to and from Bristol and a mainline commuter rail service runs from Yatton station, just 2 miles distant. There is easy access to 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.



GROUND FLOOR
713 sq.ft. (66.2 sq.m.) approx.



1ST FLOOR
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA : 1417 sq.ft. (131.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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