



3 Park Mews Park Road

Congresbury, Bristol

Nestled in the heart of the charming village of Congresbury, this wonderful, detached property presents an ideal family home. It has four bedrooms, including a convenient ensuite, and a downstairs cloakroom, it offers ample space for comfortable living and is convenient for access to Bristol and beyond.

Council Tax band: E

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

All Mains Services

- APPROX 1,379 SQ. FT ACCOMODATION & GARAGING
- 4 BEDROOMS
- 2 BATHROOMS (1 EN-SUITE)
- GARAGE & OFF STREET PARKING
- GARDEN
- POPULAR VILLAGE LOCATION
- WITHIN CATCHMENT FOR CHURCHILL ACADEMY & SIXTH FORM
- MAINLINE RAILWAY STATION WITHIN 2.3 MILES AT YATTON – PADDINGTON FROM 114 MINS
- CENTRAL BRISTOL 13.2 MILES/BRISTOL AIRPORT 7.3 MILES
- NO ONWARD CHAIN

ALL DISTANCES/TIMES ARE APPROX







3 Park Mews Park Road

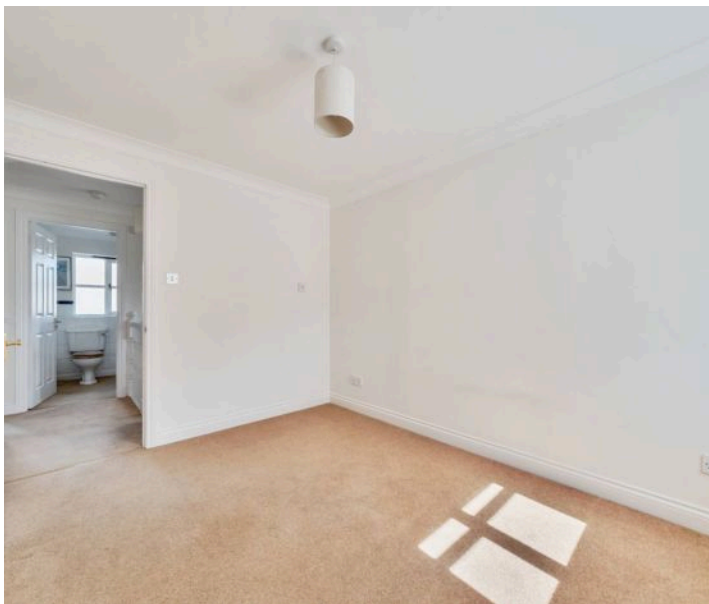
Congresbury, Bristol

3 Park Mews is a well presented four bedroom detached home built approximately 25 years ago. Set in a convenient location close to local amenities and transport, offered in this popular village, it has a detached garage, off street parking and a private garden.

A spacious hallway with practical downstairs cloakroom welcomes you into this lovely home. To the right, the bright and spacious sitting room benefits from glazed double doors that lead into a separate dining area, offering a versatile layout ideal for both entertaining and day-to-day living. The dining room has a lovely aspect overlooking the garden and French doors open out to a patioed area - perfect for a summer BBQ or entertaining friends.

To the end of the hallway, you'll discover a well-appointed modern kitchen, complete with built-in oven and hob and under counter space for a washing machine/tumble dryer and fridge/freezer. This room also offers a view of, and access to, the garden.

Upstairs, there are four good sized bedrooms. The principal bedroom has a en-suite shower room and a range of built-in wardrobes. The three further bedrooms are served by a family bathroom which features a white suite and a convenient over-bath shower.



Outside

The private rear garden is mainly laid to lawn and framed by well-established shrub borders, providing an ideal environment for outdoor relaxation or children's play. At the front, the property enjoys a pleasant setback from the road, enclosed by a half-height wall and mature planting that contribute to an appealing and welcoming approach. Further advantages include a garage located to the rear, with additional parking space in front.

Location

Congresbury is a popular village some 13 miles southwest of Bristol, surrounded by countryside, with a great range of shops, pubs, cafes, facilities, and amenities including a pre-school and primary school. Senior schooling is available at Churchill Academy and Sixth Form. Local transport networks are good, with easy access to the M5 motorway and mainline railway services are available within 2.3 miles at Yatton – Paddington from 114 minutes. Bristol Airport is within 7.3 miles, access to the M5 within 6.4 miles from either Jct 20 (Clevedon) or Jct 21 (St Georges).

All distances/timings approx.



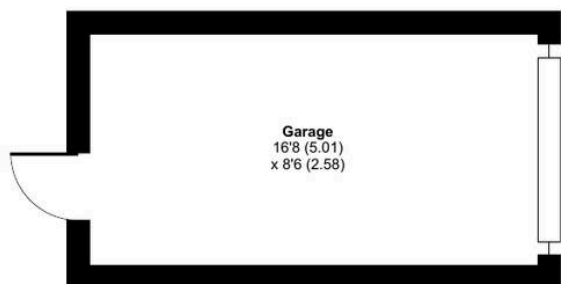
Park Mews, Park Road, Congresbury, Bristol, BS49

Approximate Area = 1240 sq ft / 115.1 sq m

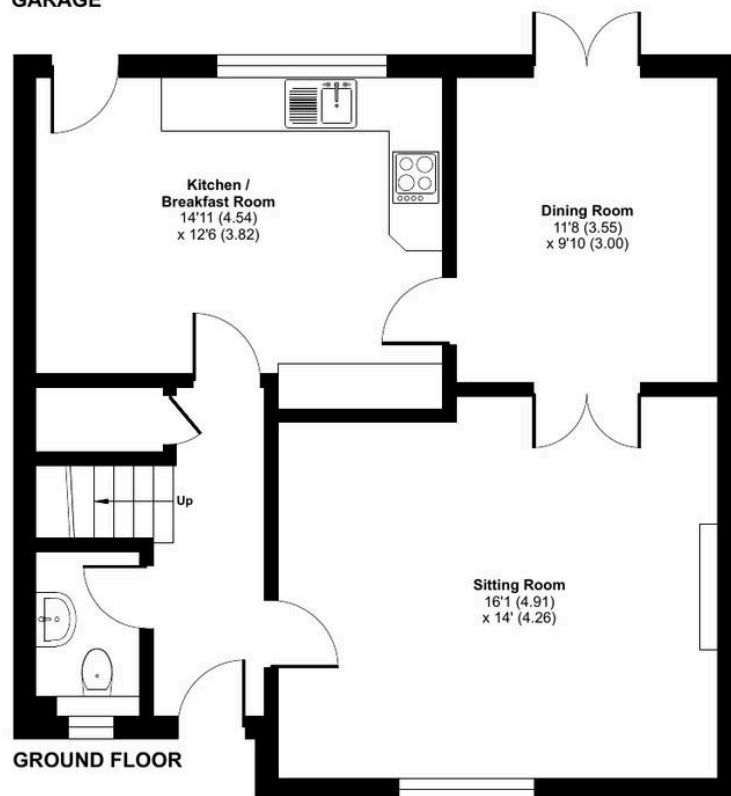
Garage = 139 sq ft / 12.9 sq m

Total = 1379 sq ft / 128 sq m

For identification only - Not to scale



GARAGE



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Robin King LLP. REF: 1279963

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Sales particulars are for guidance only. No structural survey or service testing has been done. These details aren't part of a contract and shouldn't be relied on as facts. References to alterations or use don't confirm regulatory approval. Buyers must verify all information. Measurements are approximate; check them. Contact us with any important concerns before viewing.