



40 Park Road

Congresbury, Bristol

An immaculately presented 4 bedroom detached family 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.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- APPROX 1970 SQ. FT FLEXIBLE FAMILY ACCOMMODATION
- 4 BEDROOMS
- 2 BATHROOMS (1 EN-SUITE)
- OPEN PLAN KITCHEN/DINING SNUG
- UTILITY ROOM
- SOUTHWEST FACING GARDEN
- GARAGE
- AMPLE OFF STRET PARKING
- 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.)







40 Park Road

Congresbury, Bristol

40 Park Road is a wonderful family home that has been superbly and sympathetically extended by its current owners. The level of finish is of an extremely high standard, and this extends to the garden and the exterior which are both in superb order.

It now offers over 1970 sq ft of flexible family accommodation that has a lovely flow thanks to the uniform wood flooring throughout the ground floor and offers many cosy warm and inviting spaces, perfect for family living. Tucked away in its central village location with excellent local schooling and good local amenities it is sure to attract attention of buyers.

A smart gravelled drive leads to the front door and into a porch with useful storage for coats and shoes. The bright hallway has understairs storage and a modern downstairs cloakroom. Straight ahead is the magnificent open plan kitchen/dining room/snug with views over the garden. Running round to the left in an L shape this is a spacious room that could be arranged in a variety of different ways. The kitchen area has a magnificent long breakfast bar, range cooker, integrated dishwasher, wine cooler and a space for a fridge. Oak worktops contrast beautifully with the cashmere coloured wall and floor units and sage walls creating a classic and restful space. To the right there is a practical utility room with back door to the garden and space for a fridge/freezer, washing machine, and tumble dryer. At the front of the property are two further reception rooms. A good-sized sitting room has a cosy log burner set on a slate hearth and a lovely wide window to the front



has views to Cleve hill. A separate study decorated in soothing tones also offers far reaching views. Stairs rise to a very spacious first floor landing where there is a double sized bedroom with sofa/seating area which could easily be converted back to the two rooms it originally was, a further double and a principal suite with walk in dressing area and ensuite shower room. There is also a stylish family bathroom with a contemporary free standing bath.

Outside – the front garden set back behind a very private mature laurel hedge which gives it great privacy. A neatly gravelled drive provides parking for several cars and there is a garage with useful extra storage together with an EV charging point and a log shed. A side return provides access to the back of the property where there is a gorgeous fully enclosed garden which is very private, again thanks to the mature laurel hedging. A stunning porcelain dining terrace with access from the kitchen provides the perfect spot for al fresco dining and is complimented by a contemporary water feature which lends a sense of calm. Behind this is a large lawned area with a mature Acer and Cherry tree providing interest along with a beautifully planted pergola. A small shed in the corner completes this low maintenance garden.

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. 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.



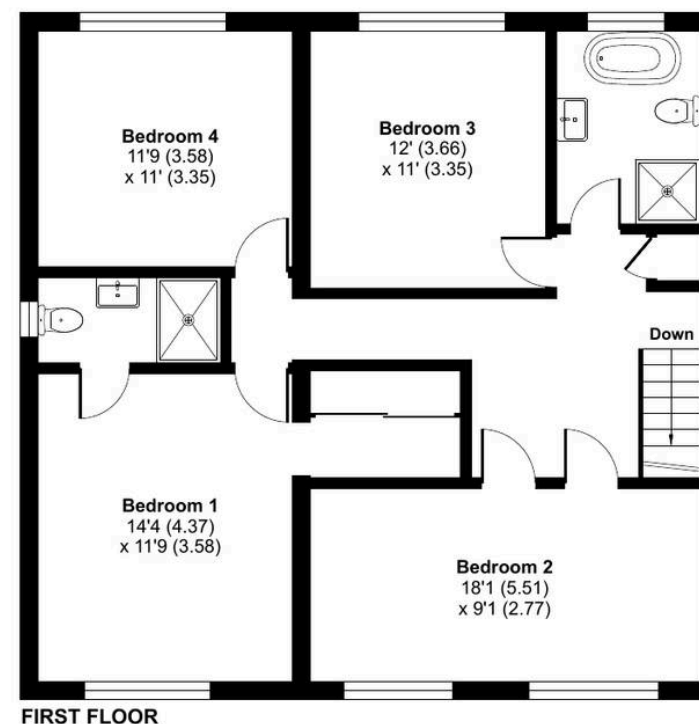
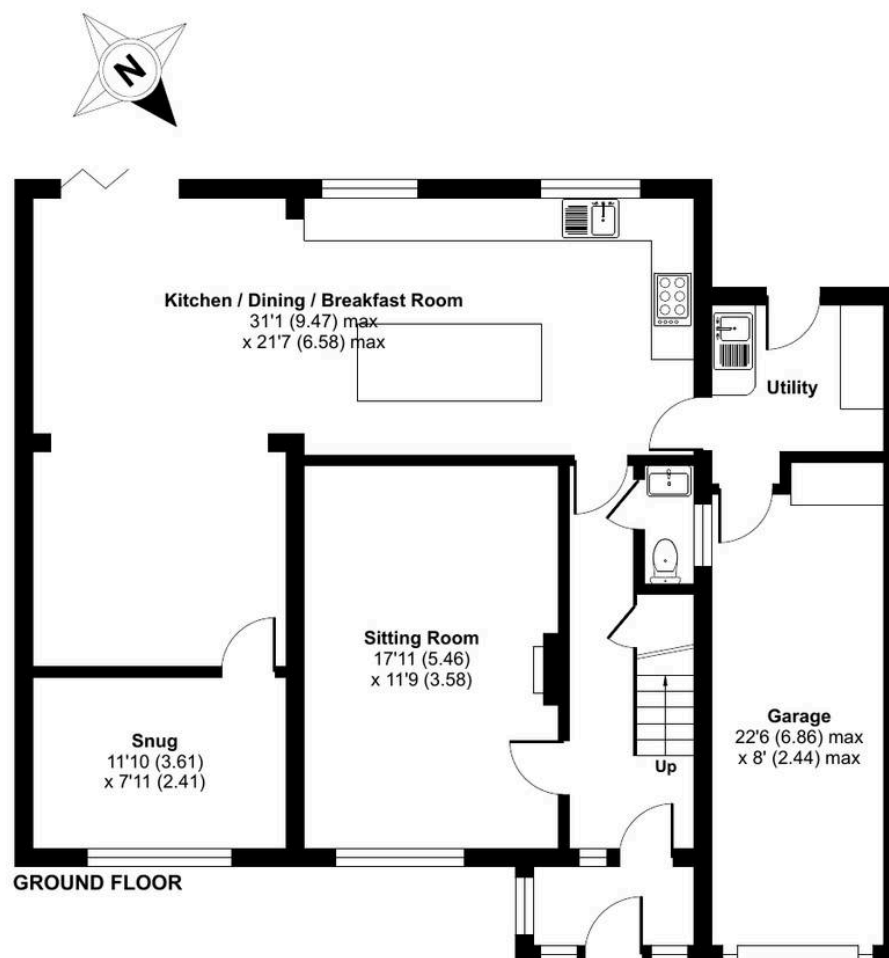
Park Road, Congresbury, Bristol, BS49

Approximate Area = 1970 sq ft / 183 sq m

Garage = 175 sq ft / 16.2 sq m

Total = 2145 sq ft / 199.2 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). © nrichcom 2024. Produced for Robin King LLP. REF: 1104573

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