



debbie fortune
ESTATE AGENTS



35 Stonewell Drive

Congresbury



35 Stonewell Drive, Congresbury, Bristol, BS49 5DW

£439,500

- Well-proportioned link detached family home
- Four bedrooms
- Excellent central village position
- 18'0 bay fronted living room
- Spacious kitchen/breakfast room with further playroom to the side
- Lovely south facing rear garden and generous gardens to the side and front

A super link detached family home with a larger than average garden, situated in a fantastic central village position, close to amenities, the tennis club and recreation ground.

SITUATION

Situated with good access to local amenities and surrounded by beautiful North Somerset countryside, Congresbury (www.congresbury-somerset.org) is a bustling village with facilities usually reserved for a larger town. These include; a variety of shops, supermarket, doctor, chemist, church, library, three public houses, a well-supported primary school and pre-school plus various clubs and societies. Secondary schooling is available at nearby Churchill Academy and Sixth Form Centre (www.churchill.n-somerset.sch.uk) which benefits from a modern sports complex, and transport for local children provided daily. There are also schools at Bristol, Backwell, Wraxall and Chew Magna. The area around is well known for its beauty and offers a variety of community pursuits within a drive. Indeed, riding, walking, fishing, sailing and dry skiing are just some of the activities available within a few miles. The village of Congresbury is within commuting distance of the City of Bristol and the seaside town of Weston-super-Mare on the A370 and there is access to the motorway network at Clevedon (junction 20) and St. Georges (junction 21). There is an international airport at Lulsgate and access to a mainline railway station at Yatton.

PROPERTY INFORMATION

Tenure - Freehold
Council tax band - D
EPC rating - D



DIRECTIONS

Travelling from the direction of Congresbury traffic lights on the B3133 continue in the direction of Churchill/Langford passing both the Congresbury Arms and The Plough public houses on your left-hand side, just after the shopping precinct on your right turn into Stonewell Lane. Take the first turning on the right into Stonewell Drive. The property can be found a short distance along on the left-hand side as you round the bend.

DESCRIPTION

Occupying a great position in this popular residential location, number 35 Stonewell Drive enjoys a generous corner plot with excellent future potential.

Set behind a generous front garden with ample parking for a good number of vehicles, and scope to add more. Entering the property into the entrance hallway, stairs rise to the first floor with a useful under stairs WC, to the right is a spacious 18'0 living room with a pretty bow bay window to the front that features a modern wall mounted fire with an oak mantle shelf over. To the rear of the room feature glass blocks allow borrowed light to illuminate the room from the south facing kitchen behind. There is plenty of room for a seating area as well as space for a formal dining table.

To the rear of the hallway is a light filled kitchen breakfast room which is blessed with a sunny southerly aspect. Fitted with a range of cream-coloured contemporary units, the kitchen is integrated with twin eye level ovens and a hob with brushed steel extractor hood over. To the rear of the room sliding patio doors flow the kitchen out to a patio area, and a large picture window also looks out over the garden.

Spotlights in the ceiling add to the modern feel of the room whilst a practical wooden floor also adds convenience and practicality.

To the side of the kitchen an archway opens up into a further reception room which is currently utilised as a child's playroom/den but could also be utilised as a breakfast room or home office. To the rear of the room an internal door leads into a single garage, with power and lighting.

On the first floor are the four bedrooms, two of which are good sized double rooms and two which are great children's rooms, these are complemented by a modern style family bathroom, complete with a separate shower.

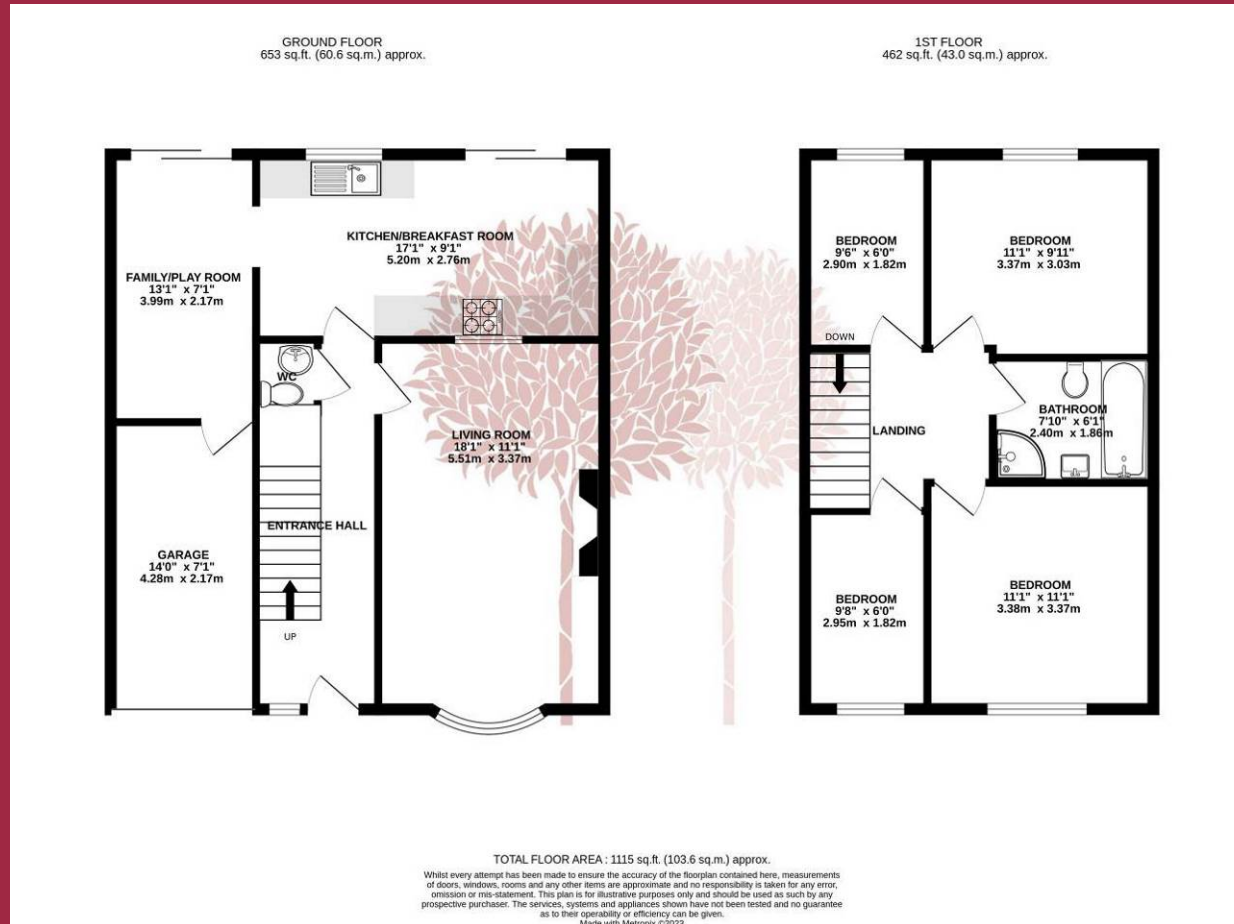
Outside, the property enjoys a sunny south facing garden which is in the majority laid to lawn and enclosed by fencing, there is a patio area and plenty of room for children's play equipment. What's more there is also a generous side garden currently laid with Astro Turf offering exceptional potential for future extensions (subject to the necessary permissions).

We have noticed... A great balanced family home with so much future potential, and perfect for those aspiring Andy Murray's or Emma Raducanu's with the local tennis club right across the road!





Floorplan



debbie fortune
ESTATE AGENTS

T: 01934 862370

E: salesadmin@debbiefortune.co.uk

Bridge House, High Street, Congresbury, Bristol, BS49 5JA

www.debbiefortune.co.uk