



Verlands, Congresbury
£395,000



Bedrooms: 4

Bathrooms: 1

Receptions: 1

Situated on the Northern fringes of the popular village of Congresbury is this four bedroom modern detached house, set in a quiet, family orientated location close to local amenities, bus routes and miles of beautiful countryside walks.

The property is set back from the road with ample off street parking, access to a single garage and a neat front lawn. Within the spacious entrance hallway is a handy ground floor cloakroom and store cupboard with stairs rising to the first floor and doors to the sitting room and kitchen/breakfast room. The sitting room spans from the front to the rear of the house, with patio doors leading out to the garden. A handsome feature fireplace provides a lovely homely feature and there is plenty of room for soft seating and a dining table if desired.

On the first floor you will find four good sized bedrooms, three of which benefit from fitted wardrobes, and the family bathroom which features a contemporary white suite with a separate shower cubicle and chic modern tiles.



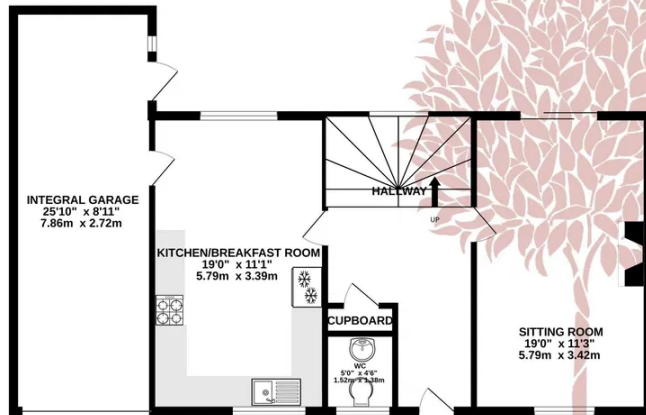
Outside, the property has an enclosed rear garden which is mainly laid to lawn with a garden shed, patio and raised borders.

The modern kitchen/diner is another dual aspect room, with doors to the rear and an internal door leading to the garage. The kitchen features a range of modern wall and base units, with space for white goods and space for a breakfast table. As mentioned an internal door leads to a large single garage, with plenty of storage space and a utility area.

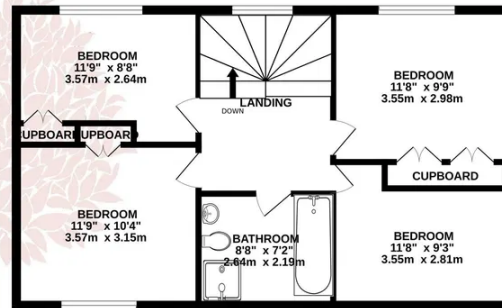
Situation: Situated with good access to local amenities and surrounded by beautiful North Somerset countryside, Congresbury (www.congresbury-somerset.org) is a bustling village with facilities usually reserved for a larger town. These include; a variety of shops, supermarket, doctor, chemist, church, 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.



GROUND FLOOR
829 sq.ft. (77.1 sq.m.) approx.



1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 1438 sq.ft. (133.6 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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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.

Directions: From our office in Congresbury, head onto the Bristol road, through the lights, and turn right onto Kent road, then left onto Wrington Lane, turn right onto Cobthorne way, then immediately turn into Weetwood road, you can find number 4 Verlands on the right hand side.

What3words: ///that.waltz.debut

Material Information: This property operates on gas central heating. Council Tax Band: E
EPC Rating: D

