



7 Silverstone Way, Congresbury, BS49 5ES  
**£450,000**

Steven  
*Smith*



Situated in the popular village of Congresbury, this delightful detached house which could now do with general modernisation offers the perfect blend of countryside tranquillity and modern living. Offering ample space, a flexible layout and scope to enhance the property further with some more contemporary touches, this will undoubtedly be a perfect family home, both for now and for many years to come. To the ground floor, the property boasts a bright and airy sitting room, separate dining room and fitted kitchen. For convenience, there is a utility lobby with plumbing and work space together with a downstairs cloakroom. This level is also host to a study, ideal for those who work from home or perfect as a fourth bedroom, if required. To the first floor, the two front facing bedrooms are both double in size and offer built in storage together with picturesque views over neighbouring farmland, whilst the third bedroom provides a pleasant outlook over the rear garden. A modern family bathroom completes the accommodation. The property sits in attractive gardens to both front and rear, with level lawn and an array of mature shrubs and borders. In addition, there is ample off street parking and a garage for storage of those larger items. Congresbury is a charming village with a good range of local shops, pretty walks and excellent transport links. Highly regarded schools are also within easy reach.

## **Accommodation (all measurements approximate)**

### **GROUND FLOOR**

Front door opens to porch, door opens to:

#### **Hallway**

With parquet floor, stairs to first floor, understairs cupboard.

#### **Cloakroom**

Suite of WC, washhand basin with storage below, parquet floor, obscure window.

#### **Sitting Room 18' 0" x 11' 11" (5.48m x 3.63m)**

A front to back room with window looking over the front garden and sliding patio door opening to the rear garden, parquet floor, double doors to dining room.

#### **Kitchen 12' 2" x 9' 11" (3.71m x 3.02m)**

Fitted with a range of wall and base units with working surfaces, stainless steel sink, space for fridge/freezer, electric oven with four ring gas hob and concealed extractor hood. Tiled splashbacks, window to side and window and door to rear porch. Door opens to:

#### **Dining Room 10' 0" x 8' 4" (3.05m x 2.54m)**

Window overlooking the rear garden, parquet floors and double doors to the sitting room.

#### **Bedroom 4/Home Office 13' 0" x 10' 11" (3.96m x 3.32m)**

Window to front.

From the kitchen door opens:

#### **Rear Porch/Utility Area 8' 8" x 7' 7" (2.64m x 2.31m)**

With plumbing for washing machine, space for tumble dryer, small work surface with storage below, two windows and door to drive.

### **FIRST FLOOR**

**Landing.** Access to the loft space.

Storage cupboard, access to a cupboard for bed linen etc and window to side.

#### **Bedroom 1 15' 2" into bay x 11' 11" (4.62m into bay x 3.63m)**

Measurements include comprehensive range of built in wardrobes with up and over storage. Window to side and a bay window provides a pleasant outlook over Silverstone Way towards neighbouring farmland in a south westerly direction.

#### **Bedroom 2 10' 11" x 8' 2" (3.32m x 2.49m)**

Measurements exclude a built in cupboard. Window to front providing the same pleasant outlook as bedroom 1.

#### **Bedroom 3 8' 7" x 8' 5" (2.61m x 2.56m)**

Window overlooking the rear garden.

## Bathroom

Suite of WC, washhand basin set into vanity unit with storage below, bath, fully tiled walls, tiled effect floor, window.

## OUTSIDE

From Silverstone Way wrought iron double gates open to the driveway providing parking for numerous cars and leading to the garage. A pathway then leads to the front door where on the right hand side there is an area of lawn.

## Rear Garden

Which can be accessed via the sliding door from the sitting room and a lockable gate to the side of the property. The garden is laid to two areas of lawn and has been well landscaped with block paved borders interspersed by stone shingle and a patio immediately outside of the house. At the rear of the garden there is a feature pond and the garden is bound by conifers giving a good amount of privacy. There are some established shrubs. Personal door to the garage and behind the garage a useful storage space.

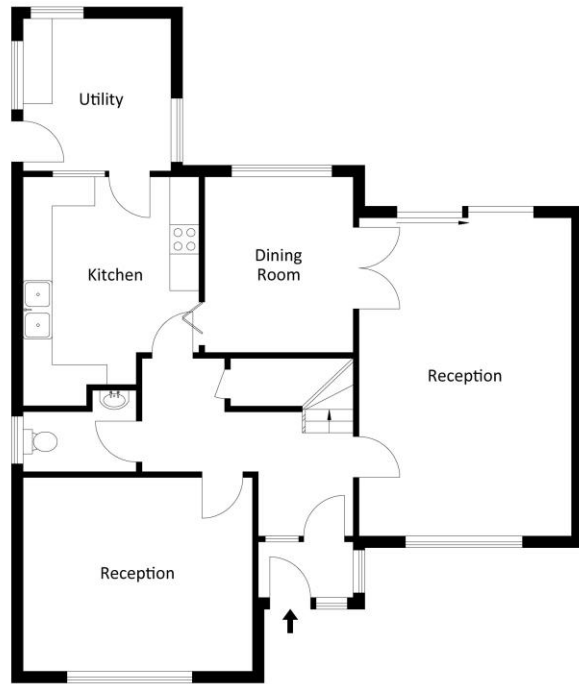
## Garage 18' 3" x 17' 2" (5.56m x 5.23m)

With up and over door, power and light.





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 Approx. Area 790.80 Sq.Ft - 73.50 Sq.M

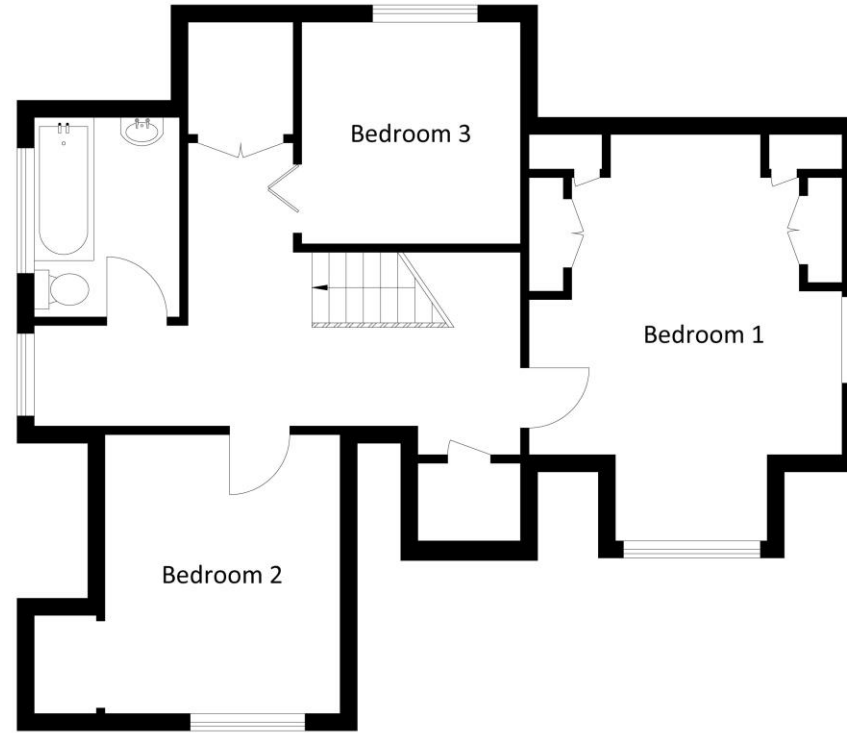


**Ground Floor**

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

**7 Silverstone Way, Congresbury**  
 Approx. Area 555.0 Sq.Ft - 51.60 Sq.M



**First Floor**

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#### Health & Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

#### Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

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