



1 The Causeway

Congresbury, Bristol

A beautifully refurbished detached bungalow offering bright, well-balanced accommodation, finished to a high standard throughout with a modern kitchen, updated bathroom and neutral décor. Set within generous wraparound gardens, it also benefits from a large driveway, garage and useful greenhouse.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

All mains services

- Approx 1,153 sq ft (inc. garage) of flexible family accommodation
- Two/three double bedrooms
- Newly Fitted High End Kitchen/Diner
- New Bathroom
- Large Sitting Room with Bay-Windows
- Garden Room with Triple Aspect
- Attractive Landscaped Wraparound Gardens
- Ample Driveway Parking and Garage
- Within catchment area for well regarded primary and secondary schools
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)







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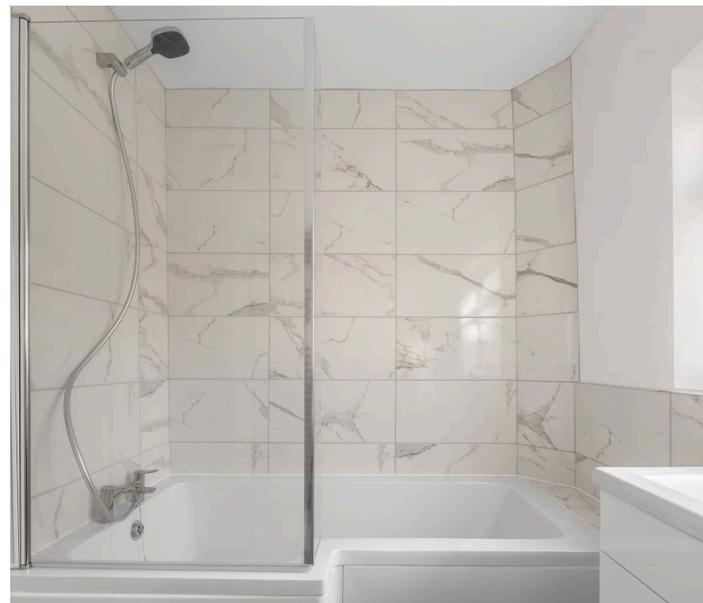
A beautifully refurbished detached bungalow offering spacious, well-balanced accommodation with an excellent flow and plenty of natural light. The property has been updated throughout, including a high-quality kitchen and bathroom, new flooring and carpets, LED lighting and a neutral finish.

Set within generous wraparound gardens, it also benefits from a large driveway, garage, greenhouse and an area ideal for growing produce.

A recessed porch leads to a welcoming entrance hall at the centre of the home. To the front, the sitting room is a bright dual-aspect space with a bay window overlooking the garden and a gas fireplace.

There are two bedrooms positioned off the hallway. The principal bedroom is a generous room, with a bay window and additional side window and easily accommodates a king-size bed and storage. The second bedroom sits to the rear and is a comfortable double.

The newly installed kitchen which offers good storage space is well fitted with sleek, stylish units and smart contrasting worktops, Integrated appliances include a Siemens double oven, five-ring gas hob and extractor. There is also space for a washer dryer. Windows overlook the side garden, filling the room with light. There is space for informal dining, along with a useful utility area and pantry cupboard. A door leads directly out to the garden and patio beyond.



Beyond the kitchen is the garden room, a second reception room, or alternatively could be arranged as a bedroom. It is a particularly light space with windows to two sides and French doors opening onto the garden.

Outside

The property is approached via double gates opening onto a private driveway providing parking for several vehicles. The bungalow sits within generous wraparound grounds, with pathways allowing access around the property. The gardens are mainly laid to lawn, with mature trees, blossom planting and established hedging providing a good degree of privacy.

A further set of gates leads to the rear, where additional parking and access to the garage can be found. The garage offers useful storage or workshop space, while adjacent is a greenhouse and an area well suited to vegetable growing.

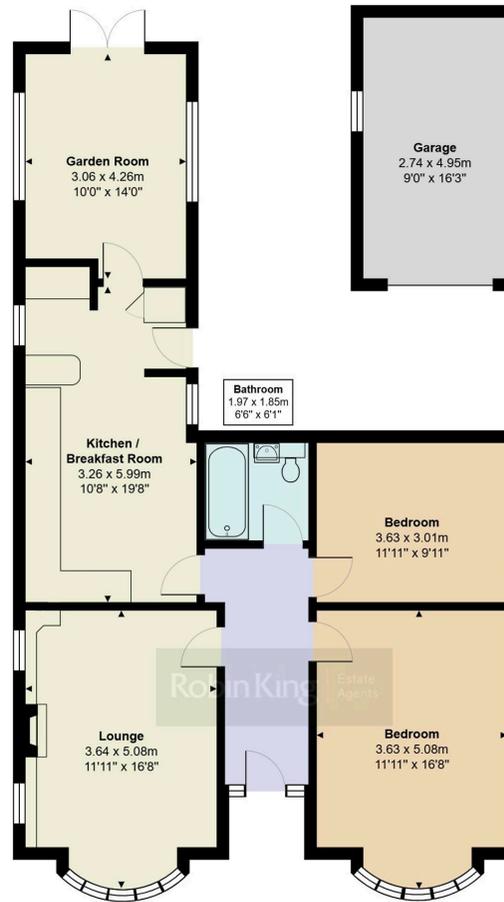
Location

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 including glorious walks on the doorstep, riding, golf, sailing, fishing and an outdoor pursuits centre, all within easy reach. 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.

(All distances/times approx.)

In accordance with the Estate Agents Act 1979, a declared interest exists for a member of staff in this property.





The Causeway, Congresbury, BS49

Approximate Gross Internal Area 93.6 sq m / 1007 sq ft
(excluding garage)

Total Area 107.1 sq m / 1153 sq ft

Robin King

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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.