



Stonewell Park Road, Congresbury
£345,000





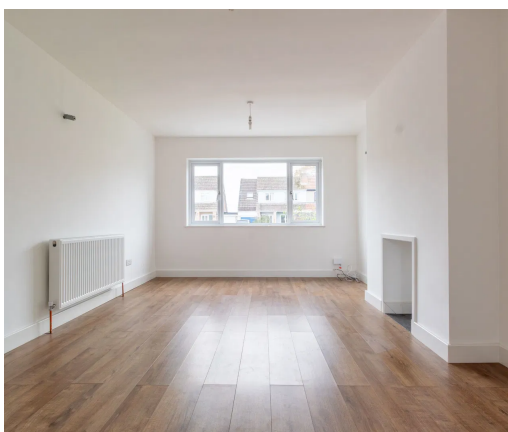
Bedrooms: 3

Bathrooms: 1

Receptions: 2

A well-presented three-bedroom home positioned in a quiet and established road on the edge of Congresbury village. The property has been recently improved by the current owners, including upgrades to the kitchen, bathroom, plumbing, electrics and a newly refurbished roof, offering a move-in-ready home within easy reach of local amenities and well-regarded schools.

A welcoming entrance hall leads to a bright and spacious sitting/dining room, enjoying a pleasant dual aspect and featuring a contemporary inset gas fire. The recently refitted kitchen provides a smart range of white units with contrasting worktops and integrated appliances. Beyond this, a particularly useful utility room offers further storage and appliance space, with French doors opening to the garden. As part of the refurbishment, provision was also made for a potential future second bathroom, with relevant pipework installed; the stud wall in the utility room relates to this work, and the waste pipe can be seen within the garage.



Upstairs, there are three well-proportioned bedrooms, all finished in a modern neutral style, and a contemporary family bathroom with a generous walk-in shower.

Outside, the property benefits from driveway parking for several vehicles, along with a single garage, which may offer scope for conversion (subject to the necessary consents). All requirements for an external electric vehicle charging point have already been installed, positioned between the front door and the garage, providing a useful future-proofing feature. The enclosed rear garden features a patio area and a level lawn, offering a practical and family-friendly outdoor space.

What we love about the property... This is a really peaceful spot — a quiet, well-established road with very little through traffic, yet still within a short walk of the village centre. It has that lovely balance of feeling tucked away while being close to everything Congresbury has to offer.

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) 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.





Directions: From Congresbury High Street, turn into Brinsea Road and continue for a short distance. Take the right-hand turning into Stonewell Lane and follow the road as it bears left into Stonewell Park Road. The property will be found on the right-hand side. What3Words: [///luring.neckline.smirking](#)

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

