Wrington Mead, Congresbury

£360,000

debbie fortune
ESTATE AGENTS
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Bedrooms: 3

Bathrooms: 2

Receptions: 2

A beautifully presented three-bedroom semi-detached home, occupying a superb corner plot in a quiet and desirable edge of village position.

Situated on the ever-popular Wrington Mead in Congresbury, this impressive property offers versatile accommodation, with the added benefit of a highly useful ground floor study and shower room. This space is particularly adaptable and, given the self-contained feel, could easily be utilised as a fourth bedroom, home office, guest suite or additional living area -something neighbouring properties have also made use of.

From the moment you step inside, the quality of presentation is immediately apparent. The entrance hall leads through to the well-finished ground floor shower room, featuring a modern walk-in shower, WC and contemporary fittings. The adjoining study is a bright and versatile room, ideal for those needing a dedicated workspace or flexible additional accommodation.

The kitchen is both stylish and practical, enjoying a sleek modern finish with an excellent amount of worktop space, built-in hob and extractor, along with useful storage including a pantry/storage space. A side access door provides a convenient connection to the garden and outside space.

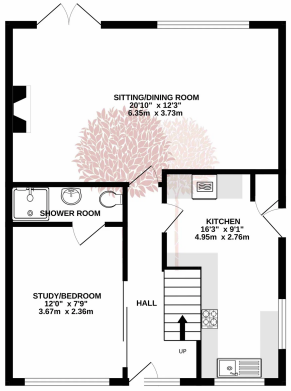
The sitting/dining room is a particularly impressive feature of the home, offering a wonderful sense of space and light. Beautiful engineered oak flooring runs throughout, complemented by a cosy log burner creating a welcoming focal point. French doors open directly onto the rear garden, allowing the outside space to become a natural extension of the living accommodation, particularly during the warmer months.

Upstairs, there are three well-proportioned bedrooms, all served by a modern family bathroom. The accommodation provides excellent flexibility for families, couples or those looking for additional space for guests and working from home.

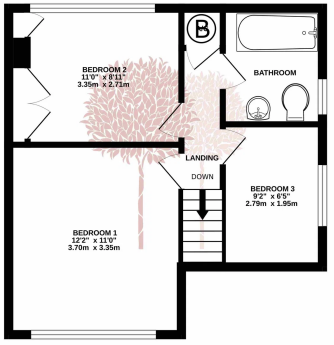
Outside, the garden is a real highlight. Occupying a generous corner plot, the garden is notably private and thoughtfully landscaped, with mature planting providing attractive borders and a lovely established feel. There are excellent areas for outdoor seating and entertaining, along with a generous-sized shed for storage. Side access leads conveniently around to the front of the property, where off-street parking is available.

What we love about the property... The property enjoys a wonderfully peaceful position, while still being within easy reach of Congresbury's village amenities, making it an ideal home for those looking for a quiet setting without compromising on convenience.

GROUND FLOOR



1ST FLOOR



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 in Bristol, Backwell, Wraxall and Chew Magna. The area around is well known for its beauty and offers a variety of community pursuits within a short 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: Travelling from the offices of Debbie Fortune Estate Agents, proceed out of the village on the Bristol Road A370 in the direction of Yatton/Backwell across Congresbury Bridge. Keep in the right hand lane and turn first right onto Kent Road. Proceed along Kent Road and then continue onto Wrington Lane taking the first left turn onto Wrington Mead. Follow the road down and you will find 31 Wrington Mead on your right hand side. What3Words: ///capillary.talking.propelled

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