



Cobthorn Way, Congresbury
£515,000



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Bedrooms: 4

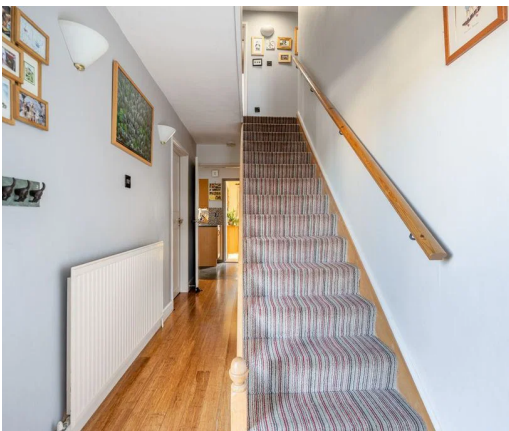
Bathrooms: 2

Receptions: 3

It would be difficult to find a more flexible and adaptable family home than 9 Cobthorn Way; sympathetically extended to the rear, it balances good sized bedrooms with a number of versatile reception rooms, perfect for busy family life.

To the front of the house there is generous off street parking which leads to an attached single garage, with an internal door to the property. A handy storm porch provides a useful space to decamp dirty shoes and cloaks.

As you enter the property you arrive at a welcoming entrance hallway with stairs rising to the first floor, with an understairs cupboard below. To the right of the hallway a door leads through to the sitting room, a generous and homely room, which features an attractive fireplace with a gas stove. To the rear of the room internal French doors flow into a light and airy dining room which looks out over the rear garden and links back through to the kitchen. The kitchen is a good size, with a plentiful range of traditional farmhouse style wall mounted and base units.



There is a neat breakfast bar, perfect for additional food preparation and informal dining, as well as a convenient ground floor cloakroom. The kitchen features a super Rangemaster oven and glazed display units, with plumbing for white goods and space for an American style fridge/freezer. A door from the kitchen leads into the single garage which has workshop space to the rear and a door to the garden.

Completing the ground floor accommodation is a further reception room, which could also be utilised as a fifth bedroom, home office or playroom if desired.

Moving onto the first floor you will find four excellent double bedrooms, all well decorated, and two bathrooms. The master bedroom benefits from a walk-through dressing room and its own ensuite bathroom. The two rear facing bedrooms enjoy pleasant outlooks over the village towards Wrington Hill.

Outside, there is a delightful rear garden which is enclosed by smart wooden fencing, the garden being mainly laid to lawn, with an area of patio flanking the rear of the house, and a neat footpath meanders around the lawn, with a well planted border to the side, packed with small trees, flowers and bushes.

What we love about this property ... This super detached house offers so much more than originally meets the eye, offering four bedrooms, three reception rooms, a nice sized garden and parking - it's a perfect family home in a lovely location!





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. 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: Travelling from Bristol on the A370, turn left on Kent Road after the car wash and then immediately left onto Wrington Lane. Take the first right into Cobthorn Way and the property can be found a little way down the road on the left hand side. What3words
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Material Information: This property operates on gas central heating. Council Tax band: F EPC Rating: C

