



5 Cobthorn Way

Congresbury, Bristol

A very well presented semi-detached home offering 1,316 sq ft of flexible accommodation, garage, driveway and enclosed garden, enjoying a rural outlook in a popular part of Congresbury.

Council Tax band: D

EPC Energy Efficiency Rating: TBC

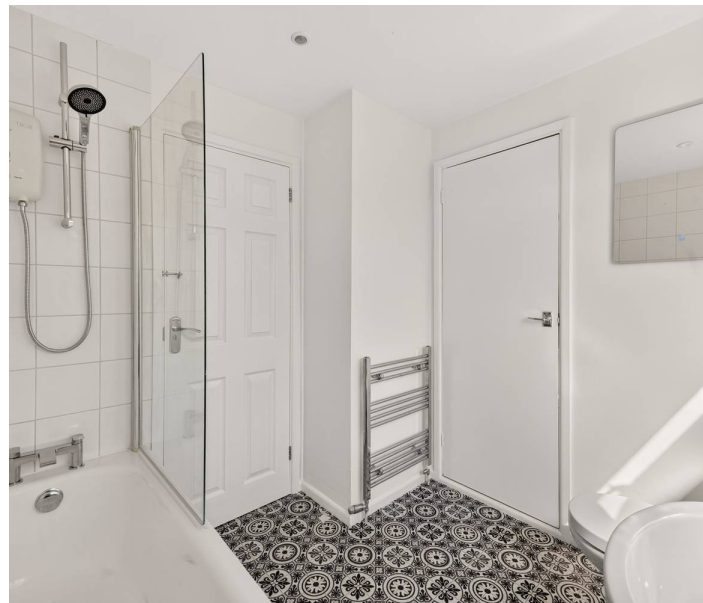
All mains services

- 1,316 sq ft (122.3 sq m) of family accommodation
- Beautifully refurbished home offering a flexible layout with option for downstairs bedroom or additional reception room
- Spacious sitting room and separate dining room
- Modern fitted kitchen with integrated appliances
- Practical large utility room and ground floor cloakroom
- Ample driveway parking
- Large, enclosed rear garden
- Quiet village location within walking distance to local amenities
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)
- NO ONWARD CHAIN

Agents Note: The property is owned by an employee of Robin King Estate Agents.







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Having been comprehensively refreshed throughout, including redecoration, new boiler, new carpets and flooring, together with a modern kitchen and contemporary bathroom, this well-presented semi-detached home offers spacious and flexible accommodation with the option for a downstairs bedroom or additional reception room to suit the owners requirements. Extending to over 1,300 sq ft it is ready to move straight into. Enjoying a pleasant rural outlook while remaining within easy reach of Congresbury's village amenities, schools and transport links, it offers the best of both village and countryside living.

The front door opens into a welcoming entrance hall, with a cloakroom conveniently positioned to one side and stairs rising to the first floor.

The spacious sitting room enjoys an attractive outlook over the front garden and provides an excellent space for everyday family life. Its generous proportions allow for a variety of furniture layouts, creating a comfortable room to relax in throughout the year.

To the rear of the property, the dining room overlooks the garden through French doors, allowing plenty of natural light to fill the space while providing direct access outside for summer entertaining.

The kitchen has been fitted with a range of contemporary wall and base units offering excellent storage and worktop space. Adjoining the kitchen is a particularly useful utility room with further storage, appliance space and external access, helping to keep the main living areas uncluttered.

Completing the ground floor is a well-proportioned bedroom, providing excellent flexibility as guest accommodation, a home office or playroom if preferred.

The first floor offers three further bedrooms, including two generous doubles and a comfortable single with integrated bunkbed, all served by a modern and stylish family bathroom fitted with a white suite and shower over the bath.

Outside

To the front, is a neat lawned garden with an adjacent driveway with parking for several cars.

The enclosed rear garden is designed to be easy to maintain, with a generous lawn providing space for children to play alongside a gravelled patio area adjoining the house for outdoor dining and entertaining. Mature trees and established boundaries provide a pleasant backdrop, while the property's position enjoys an attractive rural outlook beyond the neighbouring homes.

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.)





Ground Floor

Cobthorn Way, Congresbury, BS49 5BJ

Total Area 122.3 sq m / 1316 sq ft



First Floor

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.