



## 63 Park Road

Congresbury, Bristol

A well-presented semi-detached family home set in a popular Congresbury location, offering spacious, light-filled accommodation including an impressive open-plan sitting/family room and modern kitchen/dining space. Backing onto open fields, the property also benefits from a private rear garden, driveway parking and attractive far-reaching views.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

All Mains Services

- Approx 1469 sq ft of flexible family accommodation and garage
- Well-presented semi-detached family home in a popular Congresbury location
- Impressive open-plan sitting/family room with French doors to the garden
- Modern kitchen/dining room with patio doors and integrated appliances
- Separate utility room and ground floor cloakroom
- Three bedrooms, including two generous doubles
- Attractive open views to the rear towards Wrington Hill
- Enclosed rear garden backing onto open fields with a good degree of privacy
- Driveway parking and a neat, low-maintenance front garden
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)







## 63 Park Road

Congresbury, Bristol

63 Park Road is a well-presented semi-detached family home, set on a popular residential road in the heart of Congresbury. The property is approached via a neat front garden with mature hedging and a picket fence, with stone chippings and a smart tarmac driveway providing off-street parking.

A storm porch leads into a welcoming entrance hall with stairs rising to the first floor and a useful understairs cupboard. To the left is an impressive sitting/family room, created by opening up the original layout to form a generous, light-filled space. A large picture window overlooks the front garden, while French doors open onto the rear, creating an easy connection to outside. A contemporary fireplace provides a focal point and adds a warm, homely feel.

The kitchen/dining room sits to the rear and is well arranged with patio doors opening onto the garden. Fitted with a range of modern shaker-style units and wood-effect worktops, it includes integrated appliances such as eye-level ovens, an induction hob with extractor and a dishwasher. A separate utility room, formed from part of the garage, offers space for white goods and is complemented by a ground floor cloakroom.



Upstairs, there are three bedrooms, two comfortable doubles and a generous single. The rear double enjoys open views across fields towards Wrington Hill, giving a real sense of space. The accommodation is completed by a well-fitted shower room with vanity unit, WC and a heated towel rail.

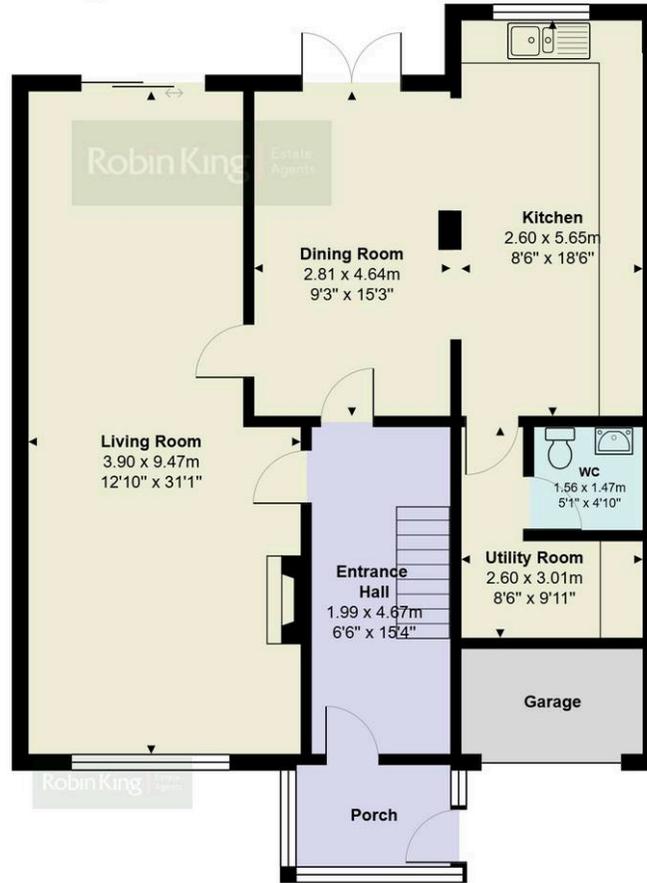
### Outside

The rear garden is mainly laid to level lawn, bordered by mature hedging and fencing, providing a good degree of privacy. A patio area sits neatly off the house, ideal for outdoor dining, with plenty of space for children to play. Backing directly onto open fields, the garden enjoys an open, peaceful outlook.

### 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.)



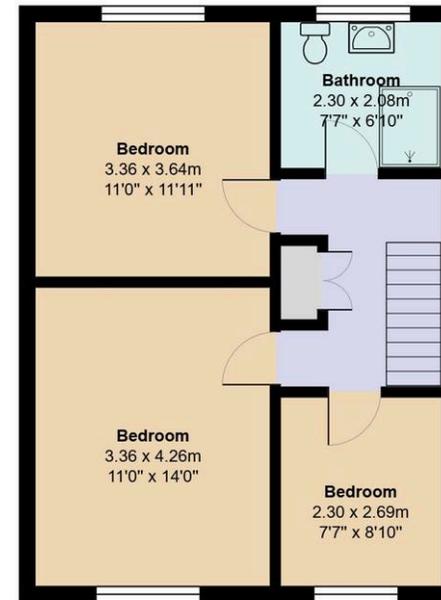


Ground Floor

## 63 Park Road, Congresbury, BS49

Approximate Gross Internal Area 131.9 sq m / 1420 sq ft  
(excluding garage)

Total Area 136.5 sq m / 1469 sq ft



First Floor

## Robin King

Robin King Estate Agents, 1-2 The Cross Broad Street - BS49 5DG

01934 876226 • [post@robin-king.com](mailto:post@robin-king.com) • [www.robin-king.com/](http://www.robin-king.com/)

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.