



Fairwinds, 24 Silver Street

Congresbury, Bristol

A very well presented four double bedroom detached home offering 1,367 sq ft of flexible accommodation, with a study, gardens, garage and driveway parking, within walking distance of Congresbury village centre.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

All Mains Services

- Approx 1,367 sq ft (127 sq m) of accommodation (1,548 sq ft including the garage)
- Four double bedrooms
- Ground floor study
- Spacious sitting room
- Kitchen and separate dining room
- 2 bathrooms
- Lovely private rear garden
- Garage and driveway parking
- Walking distance to village amenities
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)







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Offering over 1,350 sq ft of versatile accommodation, this detached family home has been thoughtfully extended and improved to create flexible living space arranged over two floors. Improvements include new internal doors and radiators throughout, together with new continuous flooring extending across the whole ground floor. The layout is well suited to modern family life, with generous reception rooms, four bedrooms, a separate study and a beautifully established rear garden providing plenty of space both inside and out. Situated on the ever-popular Silver Street, the property is within easy walking distance of Congresbury's excellent range of shops, cafés, schools and everyday amenities, while also offering easy access to Bristol, the M5 and the surrounding countryside.

The front door opens into a welcoming entrance hall, which provides access to the principal ground floor accommodation and stairs rising to the first floor.

To the left, the spacious sitting room is decorated in relaxing neutral tones and is filled with natural light from a large picture window overlooking the front garden. Adjacent to this is the dining room, a separate space for family dining and socialising which enjoys lovely views over the rear garden.

The fitted kitchen also enjoys a garden aspect and is fully fitted with a good range of wall and base units and ample worktop space. A door provides direct access outside.

Also on the ground floor are two well-proportioned double bedrooms (one currently being used as a second sitting room), a study - ideal for those working from home, a family bathroom and a separate WC.

Stairs rise to the first floor, where two further double bedrooms are complemented by a well-appointed shower room. This floor offers excellent flexibility, whether used as a principal suite, guest accommodation or space for older children.





Outside

To the front, the property is approached via a driveway providing off-road parking and access to the integral garage. A lawned garden with on the right-hand side, newly installed boundary fencing and established planting create an attractive approach to the house.

The rear garden is a particular feature of the property, having been thoughtfully landscaped to provide a variety of spaces to enjoy throughout the year. A generous patio adjoining the house offers an ideal setting for outdoor dining and entertaining, while the level lawn provides plenty of room for children to play. Well-stocked borders, mature shrubs and trees add colour, interest and a good degree of privacy, with a further seating area tucked away at the far end of the garden creating a peaceful spot to relax.

GARAGE

Single Garage

DRIVEWAY

2 Parking Spaces



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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.)





Fairwinds, 24, Silver Street, Congresbury, BS49 5EY

Approximate Gross Internal Area (excluding garage) 127.0 sq m / 1367 sq ft

Total Area 143.8 sq m / 1548 sq ft



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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.