



**Park Road, Congresbury**  
**£450,000**



**debbie fortune**  
ESTATE AGENTS [www.debbiefortune.co.uk](http://www.debbiefortune.co.uk)



**Bedrooms: 3**

**Bathrooms: 1**

**Receptions: 3**

The property is set away from the road by a neat front garden and driveway which leads to an attached single garage with a utility area behind. To the front of the house a handy storm porch opens into a welcoming hallway with stairs rising to the first floor and doors to the ground floor rooms. On the right of the hallway you will find delightful sitting room which features a homely gas burner, a lovely focal point to the room. Beyond the sitting room, through internal French doors, you will find a spacious kitchen/dining room. Remodelled and extended from the original lay out of the house these combined rooms now serve as the social hub of the house with plenty of room to entertain and dine.



The kitchen area is well fitted with a range of attractive shaker style units in a matt white finish and stainless steel drop bar handles, the mosaic tiled splashback and marble effect counter top provide a striking contrast and a superb island units adds even more storage and practical space for food preparation. To the side of the kitchen is the dining/seating area which enjoys excellent natural light owing to the addition of a well positioned skylight. From the dining area French doors lead you into a lovely conservatory which looks out over the rear garden. On the ground floor you will also find a generous utility room and cloakroom as well as access to the rear of the internal garage.

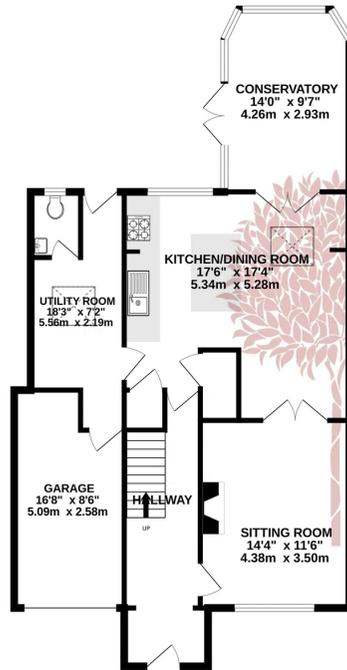


On the first floor are the properties three bedrooms and the family bathroom. There are two good sized double bedrooms, both of which have built in wardrobes and a further single room. The bathroom is fitted with a modern white suite with vanity storage, attractive tiled splashbacks and a shower over the bath.

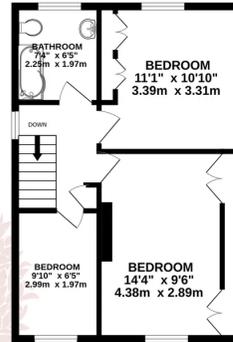


Outside is a private westerly facing garden with well planted borders and a patio.

GROUND FLOOR  
956 sq.ft. (88.8 sq.m.) approx.



1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 1394 sq.ft. (129.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide only by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Situation:** Situated with good access to local amenities and surrounded by beautiful North Somerset countryside, Congresbury ([www.congresbury-somerset.org](http://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](http://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:** From the A370 turning onto the B3133 into Congresbury, past the Debbie Fortune office on your right hand side and proceed on into Brinsea Road, proceeding on past Mill Lane on your left and then the next left into Park Road. The property will be found a few hundred metres up on your right hand side. What3Words: ///tissue.ushering.unwind

**Material Information:** This property operates on gas central heating. Council tax band: D  
EPC rating: D

