

Brinsea Road, Congresbury

£675,000

debbie fortune
ESTATE AGENTS
www.debbiefortune.co.uk

The Property Ombudsman









Bedrooms: 4

Bathrooms: 2

Receptions: 2

Urchin House is a spacious four-bedroom detached home, offering a great combination of character, modern improvements and generous living space, together with a south-facing garden, double garage and a fantastic garden office.

On entering, you are greeted by a welcoming hallway with flagstone-style flooring, leading through to the principal reception rooms, kitchen and downstairs cloakroom. The sitting room is a lovely light and spacious room, extending from the front to the rear of the property, with French doors opening onto the garden and an impressive stone fireplace housing a log burner. There is also a separate reception room overlooking the rear garden, ideal as a dining room, home office or additional sitting room.

The kitchen has been beautifully updated, with sage green shaker-style units, quartz work surfaces and a matching splashback, creating a smart and contemporary feel. There is plenty of worktop and storage space, along with a range cooker, integrated dishwasher and room for a dining table. The adjoining utility room provides further storage and space for laundry appliances, with direct access outside.

Upstairs, a spacious landing leads to four well-proportioned bedrooms and the family bathroom. The main bedroom benefits from extensive fitted wardrobes and a modern en-suite shower room, while the remaining bedrooms offer flexibility for family, guests or working from home. The family bathroom has also been refitted in a contemporary style, with a bath, overhead shower and modern fittings.

Outside, the south-facing rear garden offers a lovely space to enjoy throughout the warmer months, with a lawn, established borders and patio areas providing room for outdoor dining and entertaining. Towards the rear of the garden is a superb purpose-built garden office, complete with insulation, heating, power, lighting and Wi-Fi, making it ideal for home working, hobbies or as a separate creative space.

To the front, a long driveway provides ample off-road parking and leads to the double garage, which benefits from an electric roller door, power and lighting. Adjoining the garage is a useful stone-built outbuilding, providing additional storage.

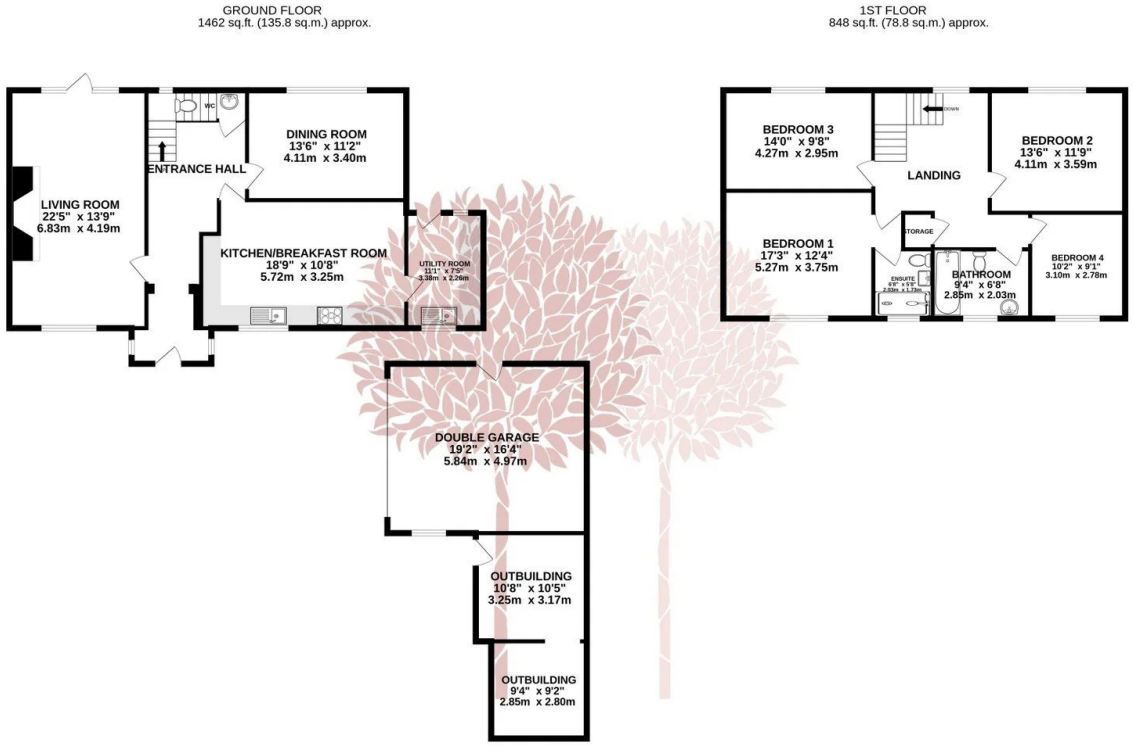
What we love about the property...
Urchin House is a wonderful home with plenty to offer, combining generous accommodation and character features with modern touches and excellent additional space, all within easy reach of Congresbury's village amenities and the surrounding North Somerset















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 south on the A370 from Bristol, turn left to Congresbury at The Congresbury Arms and follow the road, bearing right. After passing the shopping precinct you will find the property on your right with a Debbie Fortune Estate Agents' For Sale board at the end of the driveway.

What3Words: ///blushed.sweetener.digits

Material Information: This property operates on gas central heating. Council tax band: F. EPC Rating: C.