





## 23 Stonewell Drive

Congresbury, Bristol

A well presented 3 bedroom semi-detached home in sought after Congresbury, featuring a rear kitchen/diner, garage, off street parking, and a modest garden, combining modern living with a desirable village setting.

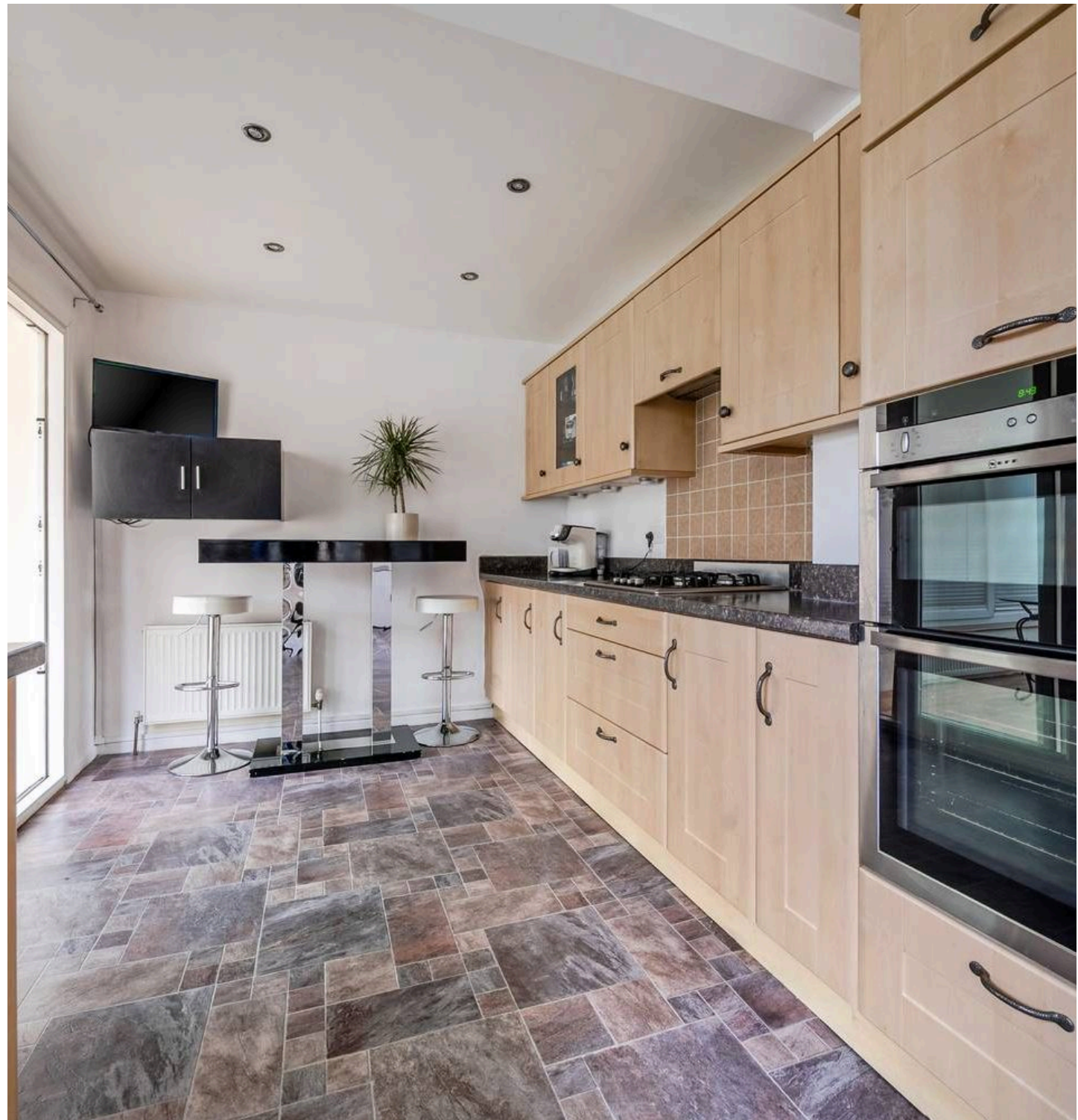
Council Tax band: C

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

All Mains Services

- Approx. 1133 sq.ft accommodation and garaging
- Open plan kitchen/dining room
- Separate lounge with gas fire
- Three bedrooms
- Practical downstairs cloakroom
- Popular location in a quiet road on the edge of Congresbury village
- Within catchment area for well regarded primary and secondary schools
- Close proximity to mainline railway/M5/Bristol Airport











## 23 Stonewell Drive

Congresbury, Bristol

23 Stonewell Drive is a beautifully positioned semi-detached home, set in a peaceful residential area and ideally located for access to Congresbury's shops, countryside walks, and local amenities. Opposite the property, residents can enjoy open green space with tennis courts and a park, perfect for families or those who love the outdoors.

Upon entering, you're welcomed by a bright porch that opens into a spacious hallway, which includes two useful understairs storage cupboards. To the right, the generously sized lounge features a gas fire with a wood surround and a large front-facing window that floods the room with natural light, creating a warm and inviting atmosphere.

To the rear of the property, the kitchen/diner spans the full width of the house. The kitchen is fitted with an attractive range of shaker-style units, an integrated double Neff electric oven, Neff gas hob, space for a washing machine, and room for a fridge/freezer. A door from the kitchen leads to the outside space at the side of the property. The dining area opens via patio doors into the conservatory, which has been upgraded with a fully insulated solid roof, Velux window, and a radiator connected to the central heating system, making it a usable space all year round. A further door provides access to the rear garden.

Also on the ground floor is a convenient downstairs cloakroom accessed from the hallway.





Upstairs, a bright landing leads to three well proportioned bedrooms. The master, at the front, features a large window and a full wall of built-in wardrobes. The second is a spacious double, while the third is a generous single with built-in storage and housing for the Vaillant boiler. The modern family bathroom includes a shower over the bath and stylish fitted vanity units.

#### **Outside:**

The property sits back from the road, with a spacious driveway providing parking for several vehicles and access to the garage. The garage is equipped with power, lighting, and an electric roller door for secure storage. The rear garden offers a mix of patio and lawn, ideal for relaxing or entertaining. To the side, a private area currently used for bin storage could be transformed into a pretty enclosed courtyard. Lapsed planning permission exists for a side extension up to the garage, offering potential for further development (subject to renewed permissions).

#### **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. 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.)





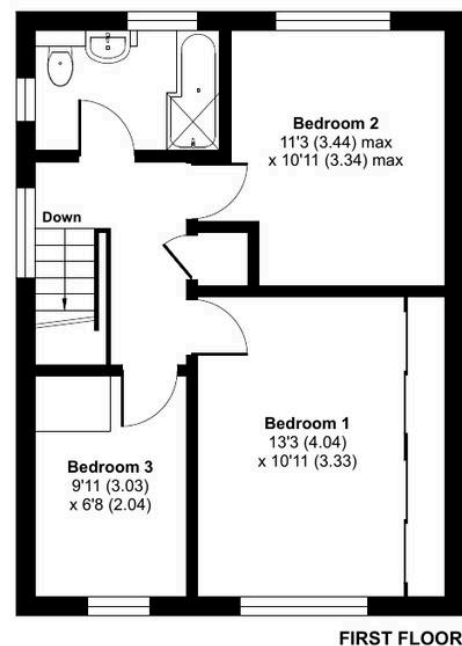
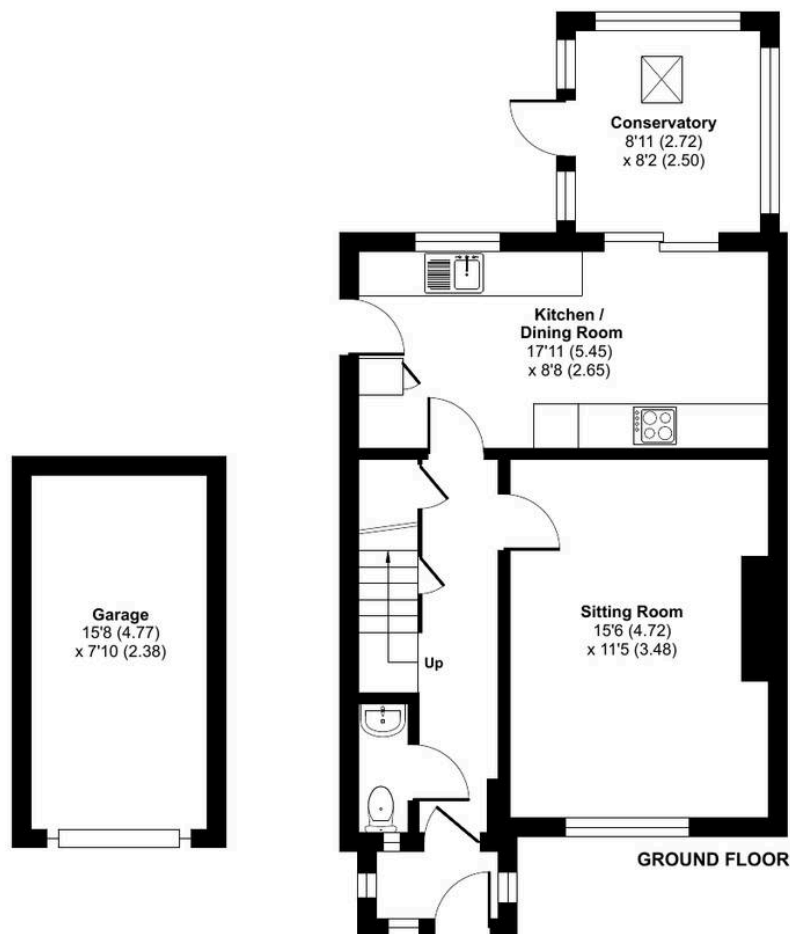
## Stonewell Drive, Congresbury, Bristol, BS49

Approximate Area = 1011 sq ft / 93.9 sq m

Garage = 122 sq ft / 11.3 sq m

Total = 1133 sq ft / 105.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Robin King LLP. REF: 1362641

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