

Mansbury Gardens, Congresbury. BS49 5EJ

£660,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....A stunning executive home, built in late 2024, this immaculate family residence is tucked away at the end of a quiet cul-de-sac, with a charming pocket of woodland to the side. Bathed in natural light, the home offers bright, spacious accommodation throughout.

The central hallway sets a welcoming tone, leading seamlessly into the living spaces. The cosy living room is perfect for relaxing and watching TV, while the study provides an ideal work-from-home space. At the heart of the home lies a superb L-shaped kitchen, family, and dining area, featuring bi-fold doors that open onto the garden—a perfect setting for entertaining. Completing the ground floor are a convenient cloakroom and a practical utility room. Upstairs, you'll find four generous bedrooms and three bathrooms, including a stylish family bathroom and two en-suites, offering comfort and privacy for the whole family.

Outside, the property boasts a lovely garden, side access, double parking in front of the double garage, and an impressive EPC rating of A. This is a truly exceptional home, combining modern elegance with practical family living.

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Executive Detached Family House
- Stunning condition
- 4 bedrooms
- 3 bathrooms & cloakroom
- Fantastic kitchen/diner/family room with bi-fold doors
- Double garage
- Study
- Built in October 2024
- EPC-A



## ROOM DESCRIPTIONS

### Main front door to the hallway

### Hallway:

Spacious hallway with central staircase to the first floor, radiator

### Cloakroom

WC, heated towel rail, wash hand basin

### Living room:

5.14m x 3.43m (16' 10" x 11' 3") Radiator, double glazed window

### Study:

2.47m x 2.26m (8' 1" x 7' 5") Radiator, double glazed window

### Kitchen:

3.49m x 3.45m (11' 5" x 11' 4") Sink unit, floor and wall units, integrated fridge/freezer, dishwasher, built in oven and hob, granite worktops, 2 double glazed windows, open plan to the dining/family area

### Family/dining area:

7.22m x 3.16m (23' 8" x 10' 4") Double glazed window, radiator, bi-fold doors to the garden

### Utility room:

2.19m x 1.90m (7' 2" x 6' 3") Sink unit, floor units, wall mounted boiler, double glazed window, cupboard, door to the garden

### First floor landing:

Radiator, double glazed window

### Bedroom 1:

3.57m x 3.48m (11' 9" x 11' 5") Radiator, 2 double glazed windows, built in wardrobes, door to the en-suite

### En-suite:

Walk in shower cubicle, WC, wash hand basin, heated towel rail

### Bedroom 2:

3.65m x 3.51m (12' 0" x 11' 6") Radiator, double glazed window, wardrobe, door to the en-suite

### En-suite

Walk in shower cubicle, WC, wash hand basin, heated towel rail, double glazed window

### Bedroom 3:

4.12m x 2.88m (13' 6" x 9' 5") Radiator, double glazed window

### Bedroom 4:

2.91m x 2.87m (9' 7" x 9' 5") Radiator, double glazed window

### Bathroom:

Bath, separate shower cubicle, heated towel rail, WC, wash hand basin, double glazed window

### Double garage and parking:

The double width driveway provides off street parking and leads to the DOUBLE GARAGE which has light and power

### Rear garden:

A lovely size, with a L-shaped patio area, a good size area of lawn, side gate, outside tap

### Solar panels

These are owned by the house







## FLOORPLAN & EPC

