

Southlands Way, Congresbury, Bristol, Somerset. BS49 5BW

£335,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Situated in a highly desirable position on Southlands Way in the popular village of Congresbury, this well-proportioned three bedroom semi-detached home occupies a particularly generous plot and offers excellent potential for families or buyers looking for a property in a well-regarded residential area. The home benefits from a large rear garden, double garage to the rear and ample off-road parking, making it an attractive opportunity for those seeking both space and practicality. The accommodation begins with a welcoming entrance hall which provides access to the main living areas of the home. To the front of the property is a comfortable living room, offering a pleasant space for relaxing and everyday living. From the hallway you also access the dining room, which provides an ideal setting for family meals or entertaining guests. The dining room opens through to the kitchen, creating a sociable layout that works well for modern family life. From the kitchen there is access to a rear entrance hall, which provides additional practicality for everyday use and leads through to a convenient downstairs cloakroom. This layout makes the ground floor both functional and flexible, with good flow between the living and kitchen spaces. Upstairs, the property continues to offer well-balanced accommodation with three bedrooms, all served by a family bathroom. The bedrooms provide comfortable living space suitable for a growing family, guest accommodation or even a home office if required. Externally, the property truly stands out thanks to its generous plot. The large rear garden offers excellent outdoor space with plenty of room for children to play, gardening enthusiasts, or those who enjoy outdoor entertaining. To the rear of the property there is also a double garage along with ample parking, a valuable feature that provides both storage and secure parking. Southlands Way is a popular residential location within Congresbury, known for its community feel and convenient access to local amenities. The village offers a range of shops, cafes, schools and everyday services, while also benefiting from excellent transport links to nearby towns and cities including Bristol, Weston-super-Mare and the M5 motorway network.

FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Semi Detached House in Sought After Location
- Three Bedrooms
- Great Size Driveway to Rear Providing Ample Parking
- Secure Double Garage with Electric Door
- Good Size Rear Garden
- Two Reception Rooms
- UPVC Double Glazing and Gas Central Heating
- Cul De Sac Location Close to Local Amenities
- Energy Performance Certificate Rated - D



ROOM DESCRIPTIONS

Entrance

Main front door opening through to porch with door into entrance hall, from here you have access into;

Living Room

10' 0" x 16' 7" (3.05m x 5.05m) UPVC double glazed windows to front and rear aspect, radiator.

Dining Room

10' 11" x 8' 7" (3.33m x 2.62m) UPVC double glazed window to front aspect, radiator, opening through to;

Kitchen

6' 10" x 7' 6" (2.08m x 2.29m) UPVC double glazed window to side aspect, range of wall and base units inset sink and drainer with mixer taps over, integrated hob and oven, space and plumbing for washing machine, door through to;

Rear Entrance Hall

5' 11" x 7' 7" (1.80m x 2.31m) UPVC double glazed window to rear aspect, door to rear garden, storage cupboard and door to;

Downstairs Cloakroom

UPVC double glazed obscure window to rear aspect, low level WC.

Stairs Rising to First Floor Landing

Bedroom One

11' 3" x 11' 11" (3.43m x 3.63m) UPVC double glazed window to side and front aspect, radiator and storage cupboards.

Bedroom Two

11' 3" x 8' 3" (3.43m x 2.51m) UPVC double glazed window to front aspect, radiator.

Bedroom Three

7' 10" x 8' 1" (2.39m x 2.46m) UPVC double glazed window to rear aspect, radiator.

Bathroom

8' 3" x 4' 6" (2.51m x 1.37m) UPVC double glazed window to rear aspect, low level WC, wash hand basin and bath with shower over, heated towel rail.

Double Garage

Up and over door to front, power and lighting.

Rear Garden

Enclosed rear garden laid to mostly lawn with patio area, the garden is great size and has a gate to rear which opens to;

Rear Driveway

Ample parking to rear aspect



FLOORPLAN & EPC

