



95A Park Road
Congresbury, Bristol, BS49 5HD

Robin King | Estate Agents

95A PARK ROAD, CONGRESBURY, BRISTOL, BS49 5HD

A superbly appointed new build 4 bedroom house (still being completed) with spacious kitchen/dining room, sitting room with log burner and home office/snug with off-street parking and wraparound gardens

- Approx 1,356 sq ft
- Underfloor heating to ground floor
- Security system fitted
- 3kw 'low profile' solar panels on the roof
- To be supplied with an LABC warranty
- Cabling installed for Virgin Media and BT

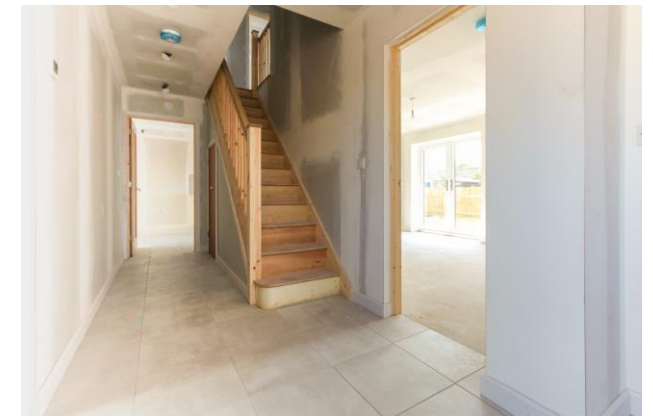
The property is characterised by clean, contemporary lines, with stylish fixtures and fittings including attractive internal oak doors to all rooms (glazed downstairs), a superb kitchen/dining room and separate sitting room with wood burner (to be installed).

From the (to be) block paved driveway a path leads to the porch (and on around the entire property), which opens via a smart front door with 5 lever locking system into a spacious hallway with tiled floor that runs through to the kitchen/dining room, giving a good sense of space and flow. There is underfloor heating to the ground floor, with each room having separate thermostatic controls, and radiators upstairs. The spacious sitting room has a wood burner (to be installed) and light floods in through French doors opening onto the garden. The stylish kitchen/dining room is superbly appointed, with pale grey metro tiles and a comprehensive range of grey gloss wall and base units including deep pan drawers and pull-out carousel cupboards. Integrated appliances include a dishwasher, larder fridge, double oven and induction hob with extractor. The generous dining area has French doors opening onto the wide terrace and garden beyond, ideal for entertaining. The utility room includes an integrated larder freezer and a washing machine (to be installed) and a garden door. Along with a contemporary cloakroom there is an additional reception room, ideal as a family room/snug or office for working from home.

Upstairs the bedroom accommodation is arranged around a central landing, giving a sense of space. The principal bedroom includes an en-suite shower room, and there are 3 further double bedrooms and a stylish family bathroom.

Outside – the property sits on a corner plot where Park Road meets Mulberry Road. There is off-street parking (to be block paved) and to the rear of the property





is an enclosed garden with a wide terrace for alfresco dining and entertaining. The garden space wraps around to the side and front of the property and offers great potential for the keen gardener.

Location - Park Road is a popular residential street conveniently located for access to Congresbury's shopping parade and for access to Bristol (within 13 miles) and beyond. The friendly village contains a variety of independent shops and businesses plus sports and leisure amenities along with a primary school. The property is within the catchment area for the Outstanding Churchill Academy and Sixth Form. Mainline railway services (London Paddington from 114 minutes) are available from Yatton station, 2.6 miles away. Access to the M5 via Jct 21 is within 6 miles. The surrounding countryside offers various activities including glorious walks on the doorstep, riding, golf, sailing, fishing and an outdoor pursuits centre, all within easy reach.



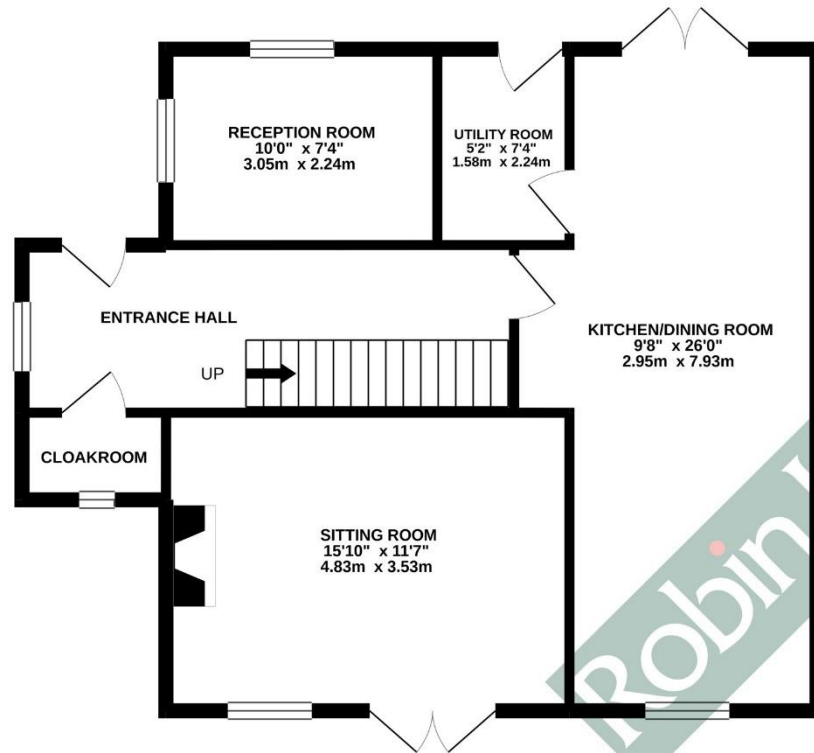
Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

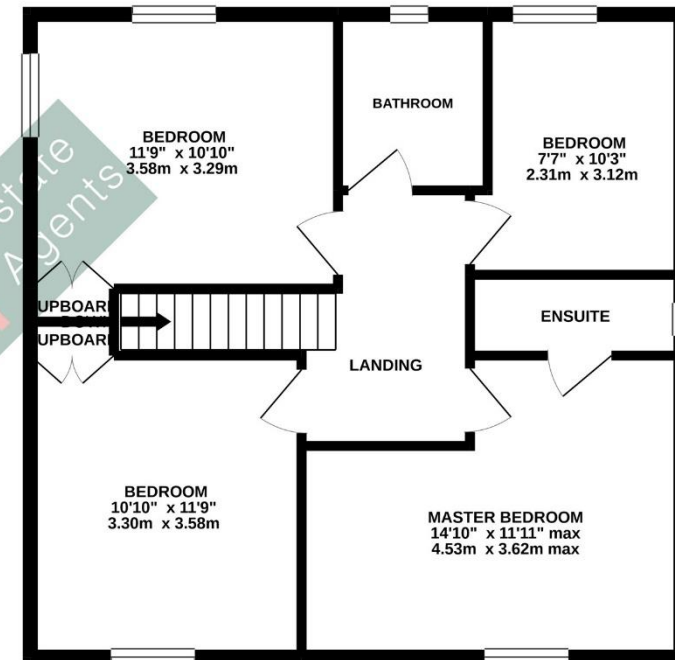
DIRECTIONS – From our office take the High Street B3133 and continue for 0.3 miles and as the shopping precinct appears ahead on the right hand side, take the left hand turn into Park Road. Continue along for 0.4 miles, and 95A is on the left-hand side just before the left turn onto Mulberry Road.

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – TBC **SERVICES** – All mains services connected **PREDICTED EPC RATING** – A

GROUND FLOOR
712 sq.ft. (66.2 sq.m.) approx.



1ST FLOOR
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 1356 sq.ft. (126.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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