



4 Stonewell Grove
Congresbury, Bristol, BS49 5DR

Robin King | Estate Agents

4 STONEWELL GROVE, CONGRESBURY, BRISTOL, BS49 5DR

A smart, light, 3 bedroom semi-detached home with excellent driveway parking, garage and enclosed rear garden in a sought after residential location in a popular village with good amenities and well placed for access to Bristol and beyond

- Approx 912 sq ft flexible accommodation
- Light airy rooms with neutral colours throughout
- M5 Jct 20 and Jct 21 within 6.5 miles for access to Bristol and beyond
- Mainline railway services within 2.4 miles from Yatton station
- In catchment for Outstanding Churchill Academy and Sixth Form
- No onward chain

4 Stonewell Grove is a well planned family home in a popular residential location in Congresbury, convenient for access to local shops, the recreation ground, the Strawberry line and surrounding countryside.

Upon entry via the glazed porch, one is immediately struck by the clean lines of the light, airy accommodation, with neutral colours throughout. The entrance hall includes an attractive radiator cover with shelf along with further coat hanging space and doors to the sitting room, kitchen and rear lobby.

The spacious sitting room overlooks the front via a large window and includes a feature gas fireplace and low maintenance wood laminate flooring. A door from the sitting room opens onto the stylish kitchen/diner to the rear, incorporating metro tiles and tile-effect laminate flooring. As well as a pantry cupboard, there is a good range of wood-effect wall and base units, an integrated electric cooker with gas hob and overhead extractor and space for additional appliances. Light pours in through the window above the 1½ chrome sink, and the French doors to one end that open onto the rear garden. A separate kitchen door opens onto the hallway, at the end of which is the rear utility/boot room area. Off this is a downstairs cloakroom as well as a door providing access into the integral garage, and an additional door provides further direct access to the rear garden. Beyond the utility room is the garden room, which incorporates floor to ceiling windows and is an ideal space for working from home, a playroom or perhaps a home gym.

Upstairs on the landing is a linen cupboard and an additional storage cupboard. The bathroom incorporates a white suite with a shower over the bath. There are 3 bedrooms; to the front the single and principal bedrooms both have distant views to the Mendips in one direction and the parish church spire to the other; a second double bedroom overlooks the rear garden and includes a fitted cupboard.





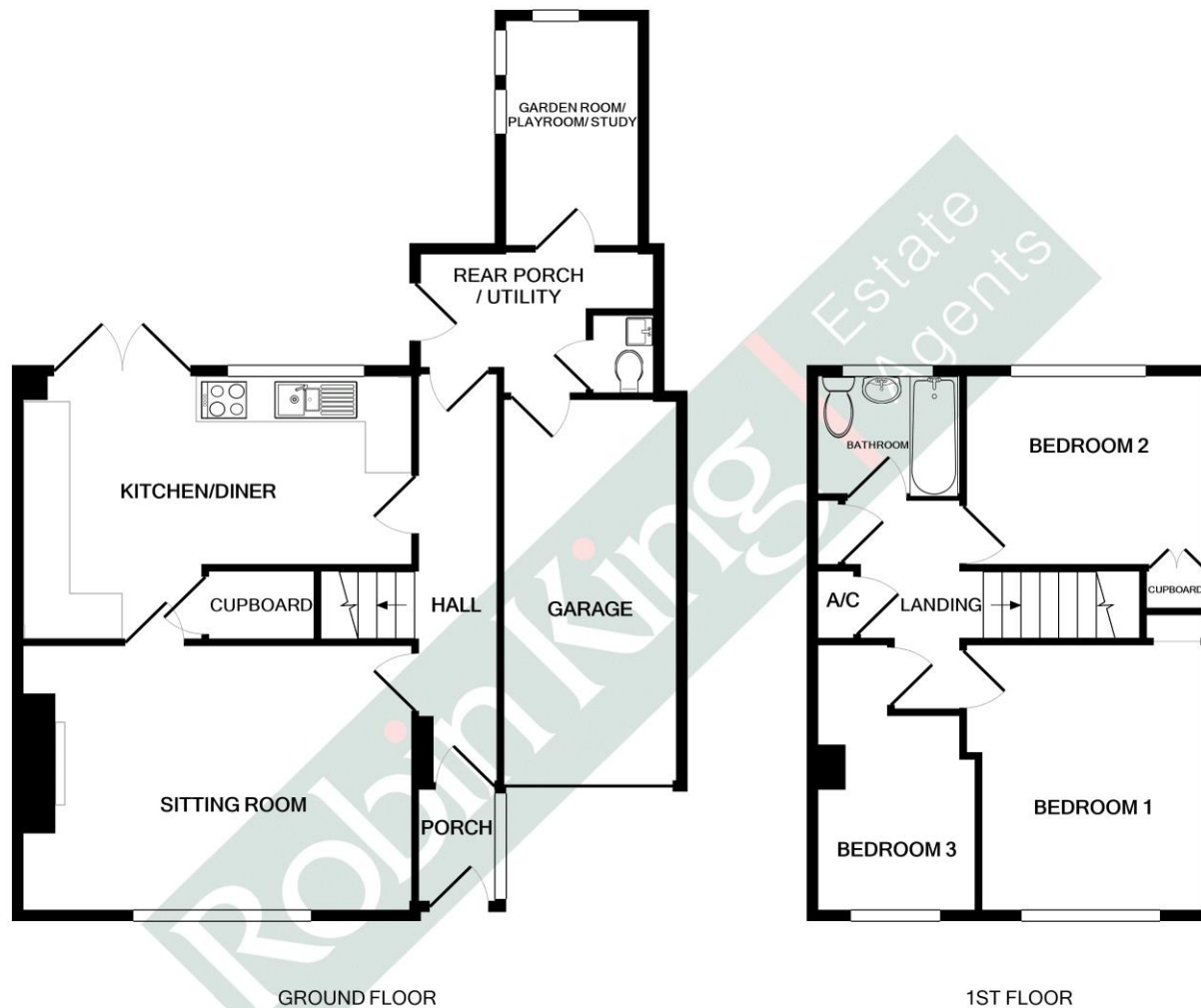
Outside – the attractive enclosed rear garden has been designed for low maintenance, with gravelled, paved, decked and turfed areas all providing different areas to enjoy the outside space. To the front is parking for 2 or more vehicles in addition to the single garage.

Location – Congresbury is an exceptional and thriving village surrounded by countryside and with a great range of facilities and amenities including a pre-school and primary school. Senior schooling is available at the Outstanding Churchill Academy and Sixth Form. Within the village there are many independent shops, cafes and 3 pubs along with a small supermarket, doctors' surgery, chemist, churches and a library. Mainline railway services are available from Yatton station, some 2.4 miles away, with journey times to London Paddington from 118 minutes. The M5 motorway is within 6.5 miles from either Jct 20 (Clevedon) or Jct 21 (St Georges), for access to the west country, Bristol and beyond. Bristol Airport is approximately 7.4 miles away. The nearby Strawberry Line provides good opportunities for off road cycling and walking between Yatton and Cheddar.



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 Robin King’s office turn right onto the High St/B3133 and continue towards the shopping precinct. Just beyond the Co-Op turn right onto Stonewell Lane and then turn right onto Stonewell Drive. Turn left onto Stonewell Park Road, then take the first right onto Stonewell Grove, and the property is on the right.

SERVICES – All mains services are connected.

LOCAL AUTHORITY – North Somerset Council – Tel 01934 888144 – Band D £1,901.53 (2021/22) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

Agent’s Note – The property is being sold by an employee of Robin King Estate Agents. The total sq ft for the property excludes the garden room.



TOTAL APPROX. FLOOR AREA 912 SQ.FT. (84.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2020

1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: post@robin-king.com Web Address: www.robin-king.com
Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT