



**37 Mulberry Road  
Congresbury, Bristol, BS49 5HD**

**Robin King** | Estate  
Agents



## 37 MULBERRY ROAD, CONGRESBURY, BRISTOL, BS49 5HD

A substantial 3/4 bedroom detached family home with driveway parking, garage and a good sized enclosed rear garden in a popular cul de sac in Congresbury

- Approx 1,339 sq ft including spacious living accommodation
- Well appointed, professionally landscaped enclosed rear garden
- Popular village with excellent facilities, convenient for access to Bristol and beyond
- Within catchment for “Outstanding” Churchill Academy and Sixth Form
- Yatton station within 2.6 miles – direct services to Paddington from 114 mins
- No onward chain

A much-loved home for the past 18 years, 37 Mulberry Road provides well proportioned accommodation, with a beautifully presented rear garden. While ready for immediate occupation, the property does offer development potential to suit a contemporary lifestyle.

Situated towards the end of a popular residential cul de sac, conveniently located for Congresbury’s comprehensive amenities, there is a pretty front garden (mainly laid to a very neat lawn and currently shared with the next door neighbour) and driveway parking in addition to the single garage.

The spacious sitting room overlooks the front garden, and includes an attractive stone feature fireplace with electric “coal effect” fire. Double doors open onto a second sitting room area with patio doors with a useful remote-controlled awning above. The kitchen is light and airy, with wonderful garden views, and is well equipped with a good range of wall and base units, a Belfast sink, double oven (only 1 oven is currently working) and gas hob, plus space for a washing machine, dishwasher and fridge/freezer. Off the kitchen is the dining room which is another bright, sunny room, with a glazed door providing access to the back garden. In the entrance hallway there is a useful under-stairs cupboard in addition to the downstairs cloakroom.

The stairs rise up and round to the first floor landing with a useful airing cupboard, and light floods in through the large landing window. The property originally had 4 bedrooms, but now has 3, the owners having incorporated a box room into the main bedroom, to create a very spacious room with a good range of fitted wardrobes to one end and cupboards above and beside the bed, along with a dressing table.







The 2 separate windows make it a really light and bright room, which could easily be converted to re-create a 4<sup>th</sup> bedroom if required. There is a neat family bathroom in addition to 2 further bedrooms to the front of the property, one of which has an en-suite shower room.

**Outside** - The rear garden is a highlight of the property, having been professionally landscaped to include a wide paved terrace off the 2<sup>nd</sup> sitting room, ideal for outdoor entertaining and alfresco dining. The raised garden area beyond incorporates a central lawn surrounded by neat gravelled paths. There are some established bushes and shrubs including a rose and a clematis, and seating areas in each corner provide a wonderful place to sit and enjoy the surroundings. A neat path (usefully gated to either end) runs down the side of the property to the front garden. The fence panels have all been replaced fairly recently, creating a smart, enclosed space that feels very tranquil.



**Important Notice:**

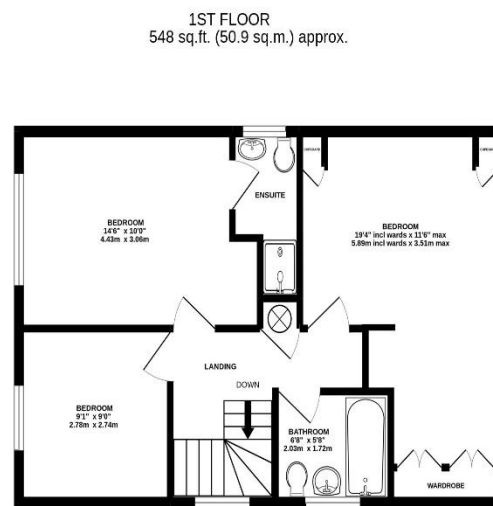
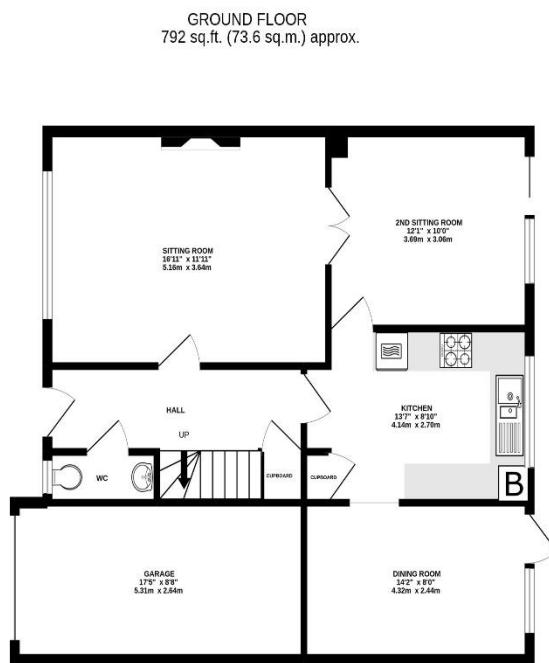
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract 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



**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 2.6 miles away, with journey times to London Paddington from 114 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.

**DIRECTIONS** – From our office take the B3133 High Street and head towards the village. As the shopping precinct comes into view, take the left turn onto Park Road and continue along, taking the 4<sup>th</sup> turning to the left onto Mulberry Road. Follow the road around to the right and the property is towards the end on the left hand side. **SERVICES** – All mains services are connected **EPC RATING** - D

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – Council Tax Band E £2,399.20 (2022/23) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.



TOTAL FLOOR AREA : 1339 sq.ft. (124.4 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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