



Elmwood
6 Wrington Road, Congresbury, Bristol, BS49 5AN

Robin King | Estate Agents

ELMWOOD, 6 WRINGTON ROAD, CONGRESBURY, BRISTOL, BS49 5AN

Spacious 4 bedroom detached bungalow in a good sized plot with ample driveway parking, carport and garage, with lovely gardens to front and rear in a popular village with excellent facilities

APPROX 1,506 SQ FT FLEXIBLE ACCOMMODATION INCLUDING SPACIOUS SITTING ROOM, SEPARATE DINING ROOM AND WELL-EQUIPPED KITCHEN/BREAKFAST ROOM • FURTHER FACILITIES AND MAINLINE RAILWAY SERVICES WITHIN 2.3 MILES AT YATTON STATION – PADDINGTON FROM 114 MINS • ACCESS TO M5 WITHIN 6.4 MILES FROM JCT 20 OR JCT 21 • BRISTOL AIRPORT 6.4 MILES • CENTRAL BRISTOL 12.3 MILES

A much-loved home since 1994, Elmwood has been beautifully maintained and provides generous, well balanced single storey accommodation with ample parking and lovely gardens to front and rear.

To the front of the property is generous parking for numerous cars, in addition to a large carport and single garage. The front garden is laid mainly to lawn, bordered by mature shrubs and trees, providing colour and interest throughout the year.

The property is accessed via a glazed porch and the front door opens into a generous reception hall, with bedroom and bathroom accommodation to the right and living accommodation to the left.

The hallway incorporates good storage with 2 cupboards including a very spacious coat/storage cupboard. There is a cloakroom in addition to a smart and spacious family bathroom with a bath and a large, curved shower enclosure. To the end of the hallway overlooking the front garden is a small double/large single bedroom and another single room currently used as a home office. There are 2 very generous double bedrooms, each with wonderful garden views through wide windows; both rooms have a good range of fitted wardrobes, vanity units, drawers and cupboards.

The dining room overlooks the front and accommodates a good sized table, with glazed sliding doors opening into the very generous sitting room to the rear. This is a wonderfully light and airy room, with a large window and a glazed door providing access to the dining terrace and garden beyond. A large stone feature fireplace provides a focus to the room, currently fitted with an electric fire in front of an original chimney that could perhaps accommodate a wood burner if required (subject to the necessary fitting survey etc).





The dual aspect kitchen/breakfast room is another light and airy space, fitted with an extensive range of wooden wall and base units including a breakfast bar area. Integrated appliances include a double oven, microwave and ceramic hob with overhead extractor and there is space for a fridge/freezer. Off the kitchen is a useful lobby/boot room area and a side door opening onto the spacious carport with an ornate metal gate to the roadside end, and a glazed door to the other. The spacious utility/laundry room is fitted with a sink and storage cupboards and space for a washing machine, and lovely garden views through a large window. There is also a useful additional wc and basin, ideal for the gardener.

Outside – Gated paths to either side of the house lead round to the beautifully maintained rear garden, which is mainly laid to lawn with established rose borders and dense, neatly clipped hedges and bushes providing privacy, contrast and colour. The large, glazed cedar wood summerhouse and 2 seating areas provide wonderful places to sit and enjoy the surroundings and the wide, gently curving terrace is a super place for alfresco dining and entertaining.

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 A370 Bristol Road and continue through the Smallway traffic lights. After approx. 0.7 miles turn right onto Wrington Road. Elmwood is the 4th property along on the right hand side.

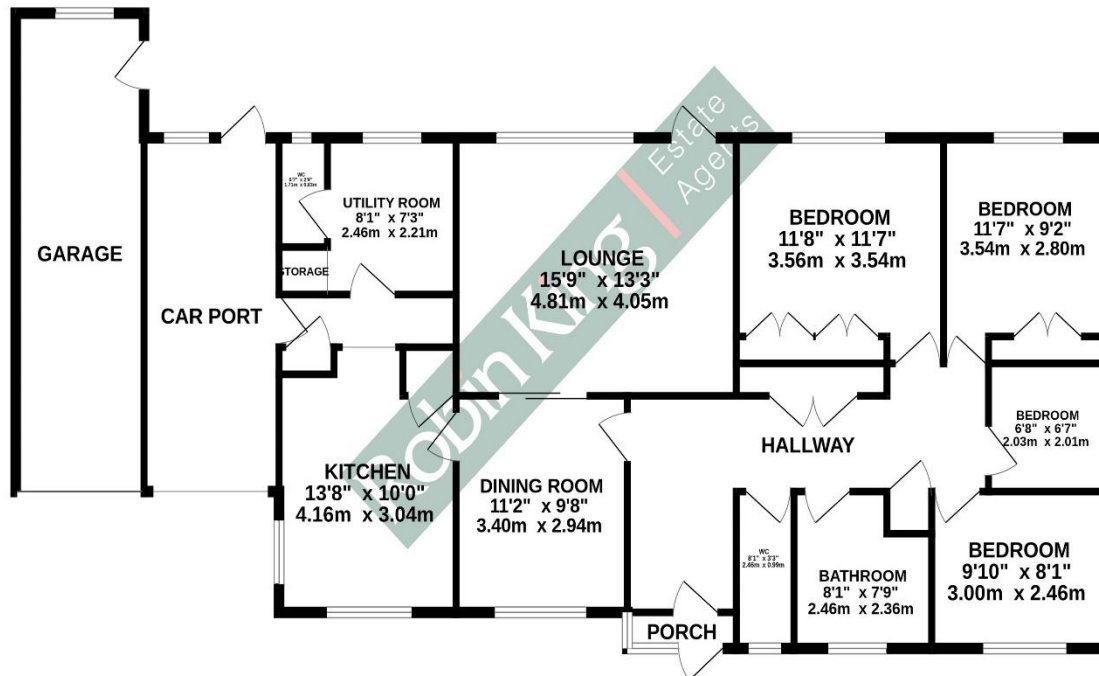
EPC RATING - E

SERVICES – Oil fired central heating, new boiler installed approx. 3 years ago along with brand new plumbing throughout including all pipework and radiators

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144

COUNCIL TAX BAND - F £2982.17 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

GROUND FLOOR
1506 sq.ft. (139.9 sq.m.) approx.



TOTAL FLOOR AREA: 1506 sq.ft. (139.9 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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