





## 2 Park Mews Park Road

Congresbury, Bristol

A well presented 4 bedroom detached family home set in a convenient central village location. It has garaging, driveway parking and offers easy access to Bristol and beyond.

Council Tax band: E

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

All Mains Services

- Approx 1324 Sq. Ft Accommodation
- 4 Bedrooms
- 2 Bathrooms (1 En-Suite)
- Garage & Off Street Parking
- Attractive Garden
- Popular Village Location
- Within Catchment For Churchill Academy & Sixth Form
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)
- NO ONWARD CHAIN







## 2 Park Mews Park Road

Congresbury, Bristol

2 Park Mews is an attractive detached home set back behind mature hedging in a popular central village location.

A storm porch with a welcoming front door opens into a bright and spacious hallway, setting the tone for this well-presented home. A practical downstairs cloakroom sits just off the hall, along with a useful storage cupboard to the right—perfect for keeping everyday essentials tucked away.

To the left, the generously proportioned sitting room offers a calm retreat, with a gas coal-effect fireplace providing a lovely focal point and a warm ambiance for relaxed evenings at home.

At the end of the hallway, the modern kitchen is well-appointed with a full range of built-in appliances, including a fridge/freezer, and enjoys a pleasant outlook over the garden. There's ample space for a dining table, making it ideal for casual family meals or entertaining friends.

Adjacent to the kitchen, the formal dining room features sliding doors that open into a delightful conservatory. Flooded with natural light, this versatile space can be enjoyed year-round.

Upstairs, the principal bedroom enjoys a peaceful outlook over the rear garden and benefits from its own stylish en-suite shower room. There are three further well-proportioned double bedrooms, each thoughtfully fitted with built-in wardrobes, offering excellent storage. A versatile single bedroom, currently arranged









as a study, provides flexibility for a home office, nursery, or guest space to suit changing family needs. The family bathroom is finished with a classic white suite and includes a practical over-bath shower.

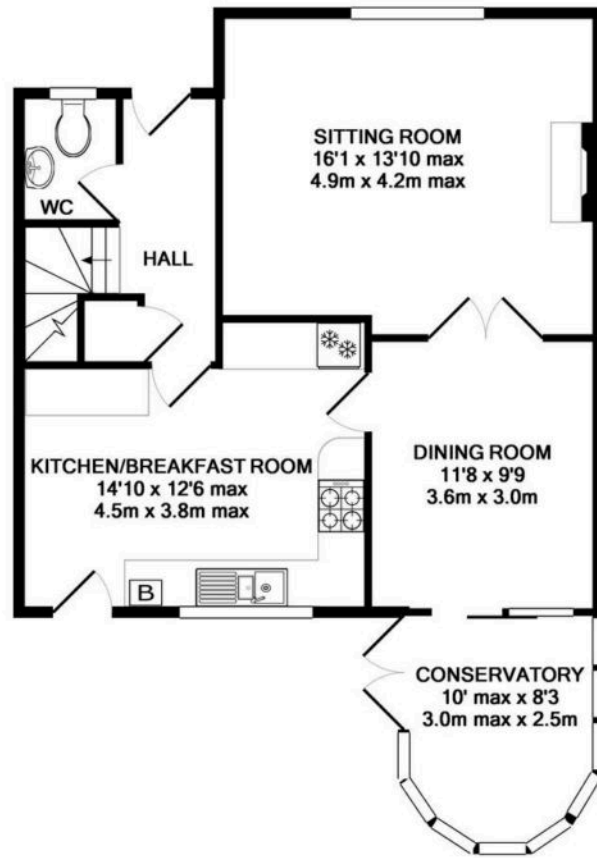
### Outside

The rear garden has been attractively landscaped for ease of maintenance, combining a neatly kept lawn with smart paved areas, ideal for outdoor dining or relaxing. Mature shrubs add a touch of greenery and privacy. There is gated side access to the front garden which is equally well-presented, with established planting, a lawned area, and a paved path leading to the entrance. A door from the garden leads directly into the single garage, which benefits from both power and lighting.

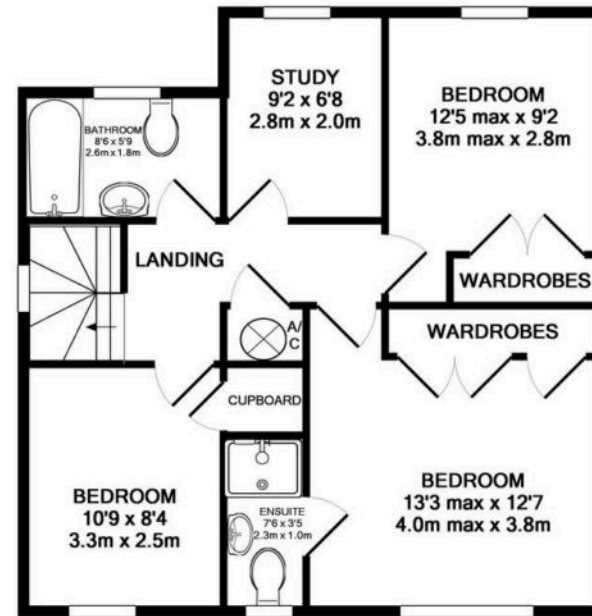
### Location

Congresbury is a popular village some 13 miles southwest of Bristol, surrounded by countryside, with a great range of shops, pubs, cafes, facilities, and amenities including a pre-school and primary school. Senior schooling is available at Churchill Academy and Sixth Form. Local transport networks are good, with easy access to the M5 motorway and mainline railway services are available within 2.3 miles at Yatton – Paddington from 114 minutes. Bristol Airport is within 7.3 miles, access to the M5 within 6.4 miles from either Jct 20 (Clevedon) or Jct 21 (St Georges).





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1324 SQ.FT. (123.0 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  
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