



## 4 Homefield

Congresbury, Bristol

A beautifully presented and deceptively spacious semi-detached family home offering flexible living, a modern kitchen, stylish bathrooms and a superb year round conservatory, with landscaped gardens, ample parking and easy access to Congresbury's shops, countryside and local amenities.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

All Mains Services

- Approx. 1772 sq.ft accommodation and garaging
- Modern fitted kitchen with island
- Conservatory suitable for year-round use
- Four bedrooms
- Two stylish family bathrooms and downstairs cloakroom
- Generous sitting room with feature fireplace
- Attractive landscaped gardens
- Ample driveway parking and garage
- Within catchment area for well regarded primary and secondary schools
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)







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This attractive, thoughtfully extended home offers generous, well-balanced accommodation ideal for modern family life, combining practical spaces with elegant touches.

Steps lead to the front door, opening into a welcoming porch with a tiled floor and side window. Glazed double doors lead to the hallway, with the sitting room to the right, featuring a large window and electric fire set in a marble surround, creating an attractive focal point.

The kitchen is fitted with modern cream units, a small island with seating, a five-ring gas hob, Bosch double oven, integral fridge freezer and wine fridge, boiling water tap and access to an under stairs pantry. A versatile family area adjoins, featuring a bespoke dresser wall and space for dining or relaxed seating, flowing into a recently updated conservatory with argon-filled glazing, a solar-reflective roof, and French doors to the garden. A large utility room, cloakroom, and garage are also accessed from the kitchen.

Upstairs, the principal bedroom includes a dressing area with hanging rails and shelving. There is a spacious family bathroom with walk-in shower and freestanding bath, plus a second bathroom with walk-in shower. Two further large double bedrooms with wardrobes and a single bedroom also with fitted wardrobe, complete the accommodation.

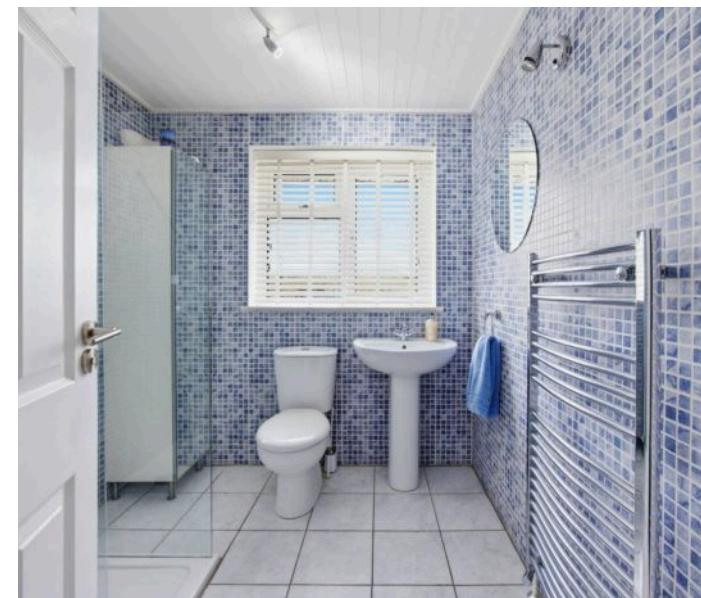


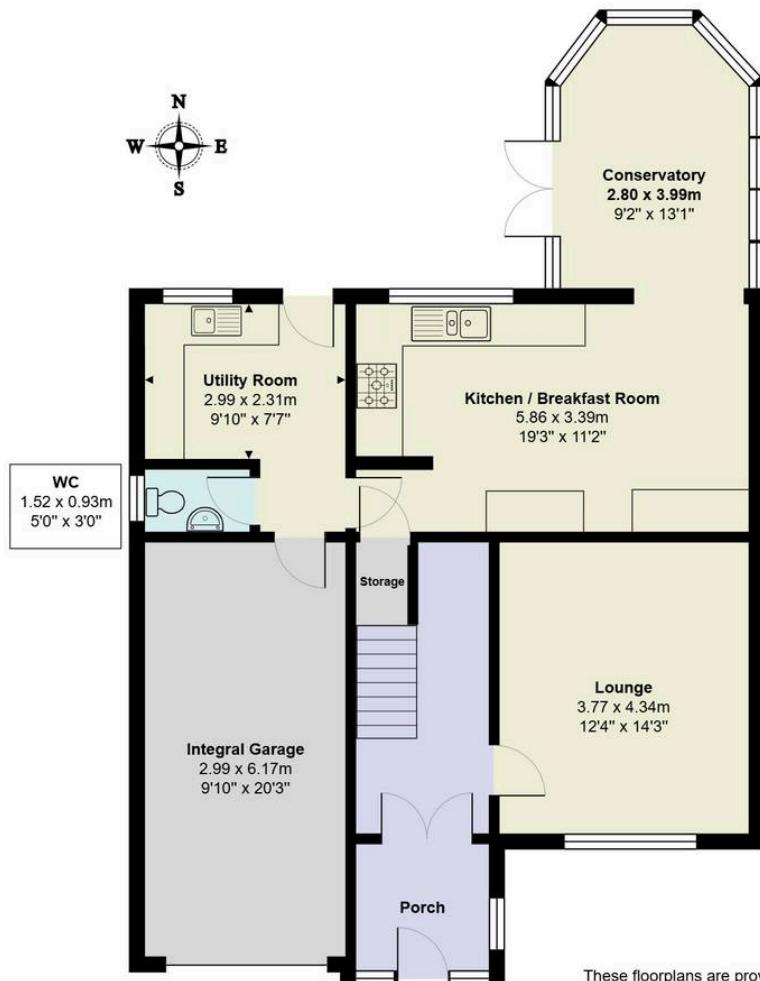
## Outside

The rear garden opens onto a large patio area with attractive inset feature lighting, leading on to a well-maintained lawn. To the right is a tiered section with decorative gravel, continuing around to an additional seating area at the top of the garden, a real sun trap and ideal for outdoor relaxation, with a shed also located at the top. To the side of the house are further storage areas, a side gate and an additional shed. The front of the property is equally appealing, featuring a thoughtfully designed garden with parking for several cars, a feature dwarf wall with decorative trellis, a lawned area and well-stocked flower borders, creating a highly attractive first impression.

## Location

Congresbury is ideally located for both the commuter and the country lover as it offers easy access to Bristol (12 miles), and Clevedon (6 miles). Regular bus services run to and from Bristol and a mainline commuter rail service runs from Yatton station, just 2 miles distant. There is easy access to the M5 motorway at Clevedon and St. Georges. The surrounding countryside provides a wide range of activities including glorious walks on the doorstep, riding, golf, sailing, fishing and an outdoor pursuits centre, all within easy reach. The friendly village includes a variety of independent shops and businesses along with cafes, pubs and restaurants and leisure facilities. Educational opportunities are very good, with primary schooling within the village and secondary education at the well-regarded Churchill Academy and Sixth Form. (All distances/times approx.)



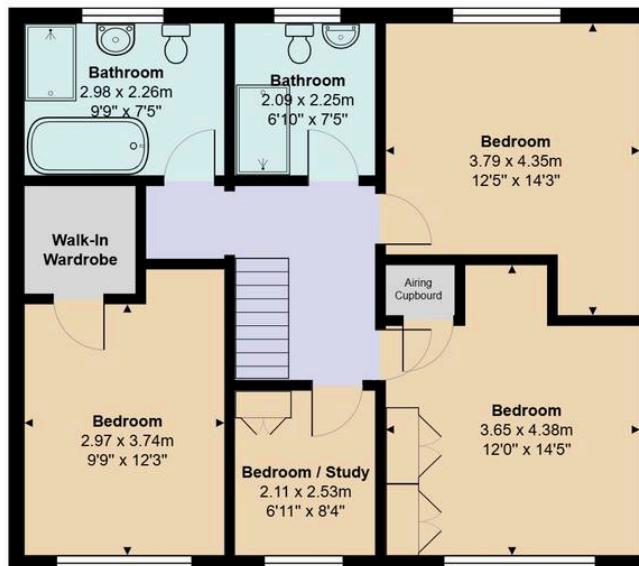


## Homefield

**Approximate Gross Internal Area 144.7 sq m / 1557 sq ft**

(excluding garage)

**Total Area 164.6 sq m / 1772 sq ft**



These floorplans are provided for guidance only and are not to scale. All measurements are approximate. Fixtures, fittings, and layout may differ. No responsibility is taken for any errors or omissions. Purchasers should rely on their own inspections and verification.

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Sales particulars are for guidance only. No structural survey or service testing has been done. These details aren't part of a contract and shouldn't be relied on as facts. References to alterations or use don't confirm regulatory approval. Buyers must verify all information. Measurements are approximate; check them. Contact us with any important concerns before viewing.