



Robin King | Estate Agents

2a Wrington Road, Congresbury - BS49 5AN
£425,000

2a Wrington Road

Congresbury, Bristol

Modern detached three-bedroom home in Congresbury featuring gated parking, versatile living spaces, a private ensuite, and a contemporary family bathroom. The property also benefits from a wrap-around garden and direct access from the kitchen to a stylish outdoor seating area.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

All Mains Services

- Detached Three Bedroom House
- Approximately 1,141 sq ft (106 m²)
- Off Road Parking
- Modern Energy Efficient Home (Well Rated EPC)
- Popular Village Location in Congresbury
- Kitchen/Dining Room
- Bright Dual Aspect Living Room
- Downstairs WC
- Modern Four Piece Family Bathroom
- Wrap Around Garden with Patio, Lawn and Seating Areas
- Planning Permission Approved for Rear Extension







2a Wrington Road

Congresbury, Bristol

A well presented detached three bedroom house in Congresbury with gated off-road parking. The property is a modern and energy efficient home. There are two entrance points; a single storey side porch with Velux windows, ideal for coats, shoes and everyday storage. The main entrance hallway is wide and welcoming, with an under stairs storage cupboard and a convenient downstairs WC.

The ground floor has glazed internal doors that allow natural light to flow through. The kitchen/dining room is the largest space on the ground floor. Double doors open directly onto the garden, bringing in plenty of natural light. The kitchen is fitted with high-gloss wood effect wall and base units, ample work surface space, tiled splashbacks and integrated appliances including a double oven and gas hob with extractor hood and dishwasher. The living room is the brightest space in the house due to windows to both the front and rear aspects. The layout is flexible, allowing for a variety of furniture arrangements to suit individual needs.

Upstairs, a central landing provides access to three bedrooms and an airing cupboard. The main bedroom is a generous double room featuring sloping ceilings with Velux windows, a bespoke storage cupboard and additional wardrobe space built into the eaves. The second bedroom comfortably accommodates a large single bed with space for a desk, and benefits from a modern ensuite shower room.



The third bedroom is ideal as a child's bedroom or home office, with space for a single bed and has a fitted wardrobe. The family bathroom is fitted with a modern four piece suite comprising a bath, separate shower, WC and wash hand basin.

Externally, the property enjoys a wrap-around garden combining a paved terrace, lawn and seating areas. The garden is accessed via a side gate from the front driveway. The paved seating area is positioned directly outside the French doors from the kitchen, creating an ideal space for outdoor dining, while there is also ample room to either side of the house for sheds or additional storage.

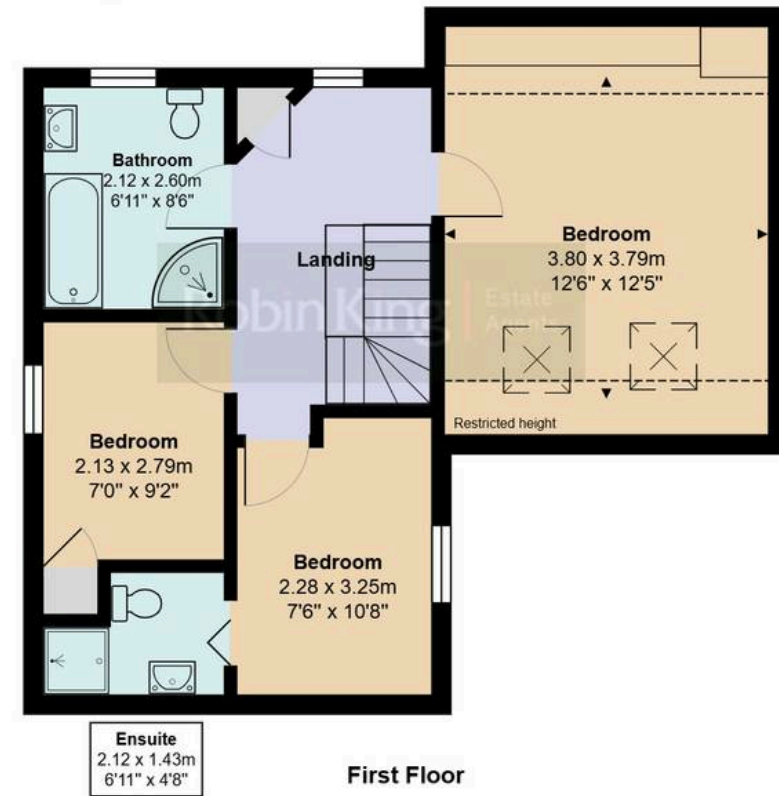
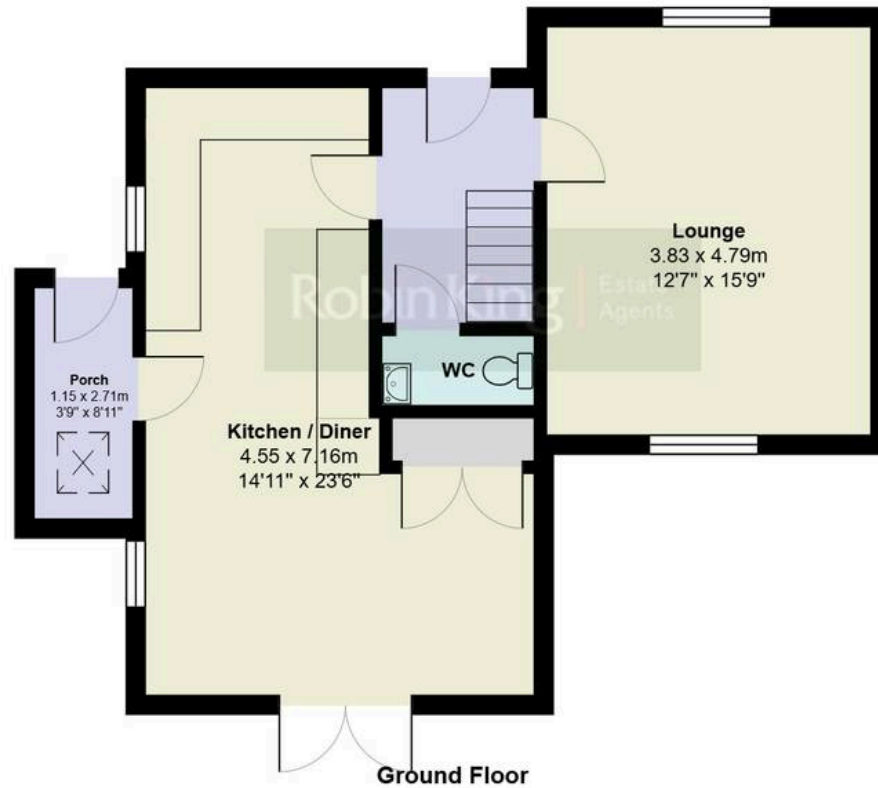
Congresbury is ideally located for both the commuter and the country lover as it offers easy access to Bristol (12 miles), and Clevedon (6 miles). Regular bus services run to and from Bristol and a mainline commuter rail service runs from Yatton station, just 2 miles distant. There is easy access to 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.)





Wrighton Road, BS49

Approximate Gross Internal Area 106.3 sq m / 1144 sq ft



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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.