

11 Stonewell Grove Congresbury BS49 5DR

£399,950

marktempler

RESIDENTIAL SALES





 Property Type House - Semi-Detached	 How Big 1139.40 sq ft
 Bedrooms 4	 Reception Rooms 2
 Bathrooms 2	 Warmth Gas Central Heating
 Parking Private Driveway	 Outside Front & Rear
 EPC Rating C	 Council Tax Band D
 Construction Traditional	 Tenure Freehold

Beautifully presented throughout and thoughtfully extended to provide an exceptional level of versatility, this attractive four-bedroom home offers spacious and flexible accommodation perfectly suited to modern family life. 11 Stonewell Grove is ideally positioned within this popular area of Congresbury, and has been significantly enhanced by the current owners, and is now presented in excellent decorative order throughout. A welcoming entrance hall provides access to the principal ground floor accommodation, where a generous sitting room enjoys excellent natural light and creates a comfortable space in which to relax. To the rear of the property, the accommodation opens into an impressive kitchen and dining room extending the full width of the house, creating a sociable hub ideally designed for family living and entertaining alike. The kitchen is fitted with a comprehensive range of units alongside extensive work surface space and ample room for dining furniture, whilst French doors invite the outside in and enhance the feeling of space. One of the property's most appealing features is the versatility afforded by the ground floor bedroom, which could equally serve as an additional reception room, family room, home office or snug depending on a purchaser's requirements. Positioned adjacent to a contemporary shower room, the layout provides the option of comfortable single-storey living, making the home particularly attractive to multi-generational families, those seeking future-proof accommodation or buyers requiring flexible guest facilities. To the first floor, three well-proportioned bedrooms are arranged around a central landing and are served by a beautifully appointed family bathroom.

An exceptional feature of the property is the beautifully landscaped rear garden, offering a wonderful blend of privacy, character and functionality. The space centres around an attractive paved entertaining terrace and a raised decked seating area beneath a stunning mature grapevine, which produces an abundance of fruit and provides a charming natural canopy. Designed with entertaining in mind, the garden also boasts a superb outdoor bar and cooking area, complete with power, a dedicated barbecue station and fitted extractor fan. Established planting, mature shrubs and attractive gravelled pathways create a lush, secluded setting, making this a truly enchanting outdoor space to enjoy throughout the seasons. The generous frontage boasts an extensive block-paved driveway that provides ample off-road parking for numerous vehicles. Mature evergreen screening and established specimen shrubs create an attractive, landscaped setting, affording both privacy and year-round interest, resulting in a home that presents beautifully from the moment of arrival.

Stonewell Grove is an established and highly regarded residential address situated within the ever-popular North Somerset village of Congresbury. The village continues to be one of the area's most sought-after locations, offering an excellent range of amenities including local shops, cafés, traditional public houses, medical facilities and highly regarded schooling. A thriving village community, picturesque countryside walks and access to the Strawberry Line all contribute to Congresbury's enduring popularity. For those requiring regular commuting, the village offers convenient access to Bristol, Weston-super-Mare and Clevedon via the nearby A370, whilst mainline railway services can be found at neighbouring Yatton, providing connections to Bristol, Bath, London and beyond. Families are particularly drawn to the area thanks to the excellent schooling available within the village and surrounding catchment areas







Beautiful family home, offering versatile living accommodation in the village of Congresbury



HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.



About this property

TENURE
Freehold

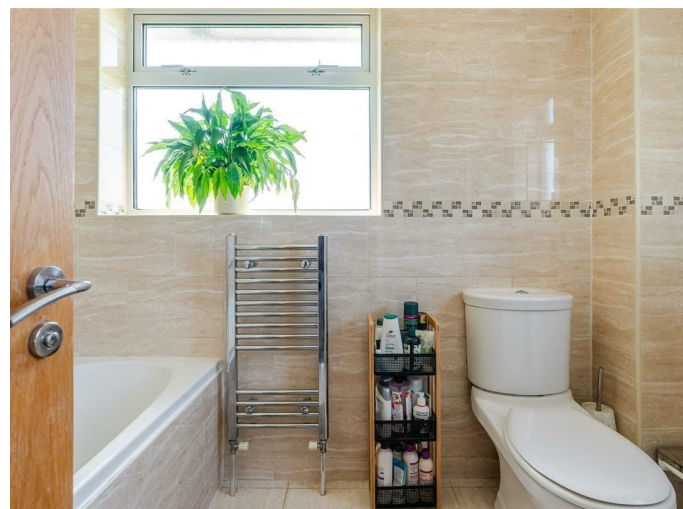
UTILITIES
Mains electric
Mains gas
Mains water
Mains drainage

HEATING
Gas-fired central heating

BROADBAND
Ultrafast broadband is available with the highest available download speed of 1800 Mbps and the highest available upload speed of 200 Mbps.

This information is sourced via checker.ofcom.org.uk. We advise you to make your own enquiries.

If an information source is not named, then it has been provided by the sellers of the property and is accurate to the best of their knowledge.



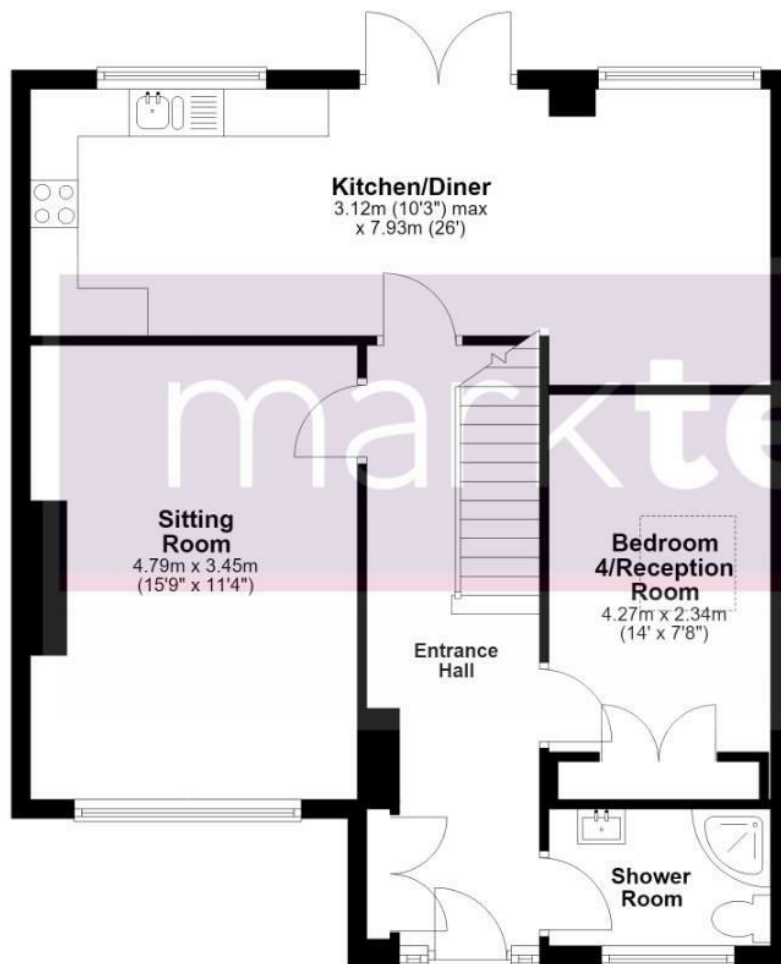
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Ground Floor

Approx. 65.0 sq. metres (699.6 sq. feet)



First Floor

Approx. 40.9 sq. metres (439.9 sq. feet)



Total area: approx. 105.9 sq. metres (1139.4 sq. feet)

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.

Plan produced using PlanUp.