

5 Potters View Congresbury BS49 5DB

£585,000

marktempler

RESIDENTIAL SALES





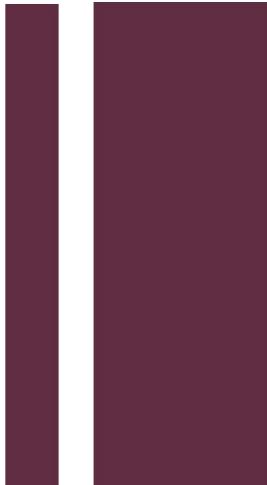
	PROPERTY TYPE	Detached house
	HOW BIG	1211.10 sq ft
	BEDROOMS	4
	RECEPTION ROOMS	2
	BATHROOMS	2
	WARMTH	uPVC double glazing and gas fired central heating
	PARKING	Off street and garage
	OUTSIDE SPACE	Front and rear
	EPC RATING	B
	COUNCIL TAX BAND	E

A handsome, double-fronted detached family home, immaculate presentation throughout and forming part of an exclusive executive cul-de-sac of only 15 homes - 5 Potters View is an impressive house offering well balanced and generously proportioned accommodation, thoughtfully designed for modern family living while retaining a sense of elegance and space. This modern property enjoys exceptional energy efficiency with solar panels generating 'free' electricity. The welcoming entrance hall provides access to the principal ground floor rooms, including a superb dual aspect sitting room featuring a box bay window to the front and bi-fold doors opening onto the rear garden, allowing natural light to flood the room throughout the day and creating an inviting space for both relaxation and entertaining. To the opposite side of the house is a spacious dual aspect kitchen dining room, finished to a high standard with a range of fitted wall and base cabinets complemented by quartz work surface, along with a central kitchen island topped with an oak work surface that provides both additional preparation space and an informal seating area. The dining area is a wonderful social environment, perfectly suited to hosting family gatherings or entertaining guests, with plenty of space for a large dining table. A separate utility room leads from the kitchen, offering further storage and practicality, while a ground floor cloakroom WC completes the accommodation on this level. Upstairs, the first floor provides four well-proportioned bedrooms arranged around a generous gallery-style landing, enhanced by a central window overlooking the rear garden, a delightful spot to sit back, relax, and enjoy a good book. The principal bedroom benefits from a well-appointed en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom fitted with a modern three piece suite comprising a low-level WC, wash hand basin, and panelled bath with shower attachment and folding glass screen. Throughout, the property is immaculately presented and designed with energy efficiency in mind, offering a comfortable and refined living environment ready to move into.

Outside, the property enjoys attractive and well-maintained gardens to both the front and rear. The enclosed rear garden is predominantly laid to a neatly manicured lawn, complemented by a paved patio area that extends directly from the sitting room and utility room, ideal for outdoor dining and summer entertaining. Established planted borders and carefully positioned young trees add structure, privacy, and year-round interest, creating a pleasant and peaceful setting. To the side of the property, off-street parking is provided via a generous driveway offering space for up to four vehicles, which in turn leads to a double garage providing secure parking and excellent storage. To the front, the property is set back behind a charming garden with a well-manicured lawn and established shrub borders, enhancing the home's kerb appeal and reflecting the care and attention evident throughout.

Potters View is a small and highly regarded cul-de-sac development situated within the popular North Somerset village of Congresbury, a location prized for its strong community feel and excellent amenities. The village offers a range of local shops, cafés, public houses, and well-regarded primary schooling, with further secondary education options nearby. Congresbury railway station provides convenient commuter links to Bristol, while the A370 and M5 motorway are easily accessible for travel throughout the region. The surrounding countryside offers an abundance of scenic walks, cycle routes, and access to the Mendip Hills Area of Outstanding Natural Beauty, making it an ideal location for those who enjoy outdoor pursuits. Combining village charm with excellent transport links and a peaceful residential setting, 5 Potters View represents a rare opportunity to acquire an executive family home in one of Congresbury's most desirable locations.







Immaculately presented family home ideally situated within peaceful Congresbury
cul de sac



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.



Up your street...

St Andrew's Church

St Andrew's Primary School and Churchill Secondary School catchment area

Good commuter access to Bristol City Centre, Weston-super-Mare and the M5 motorway network

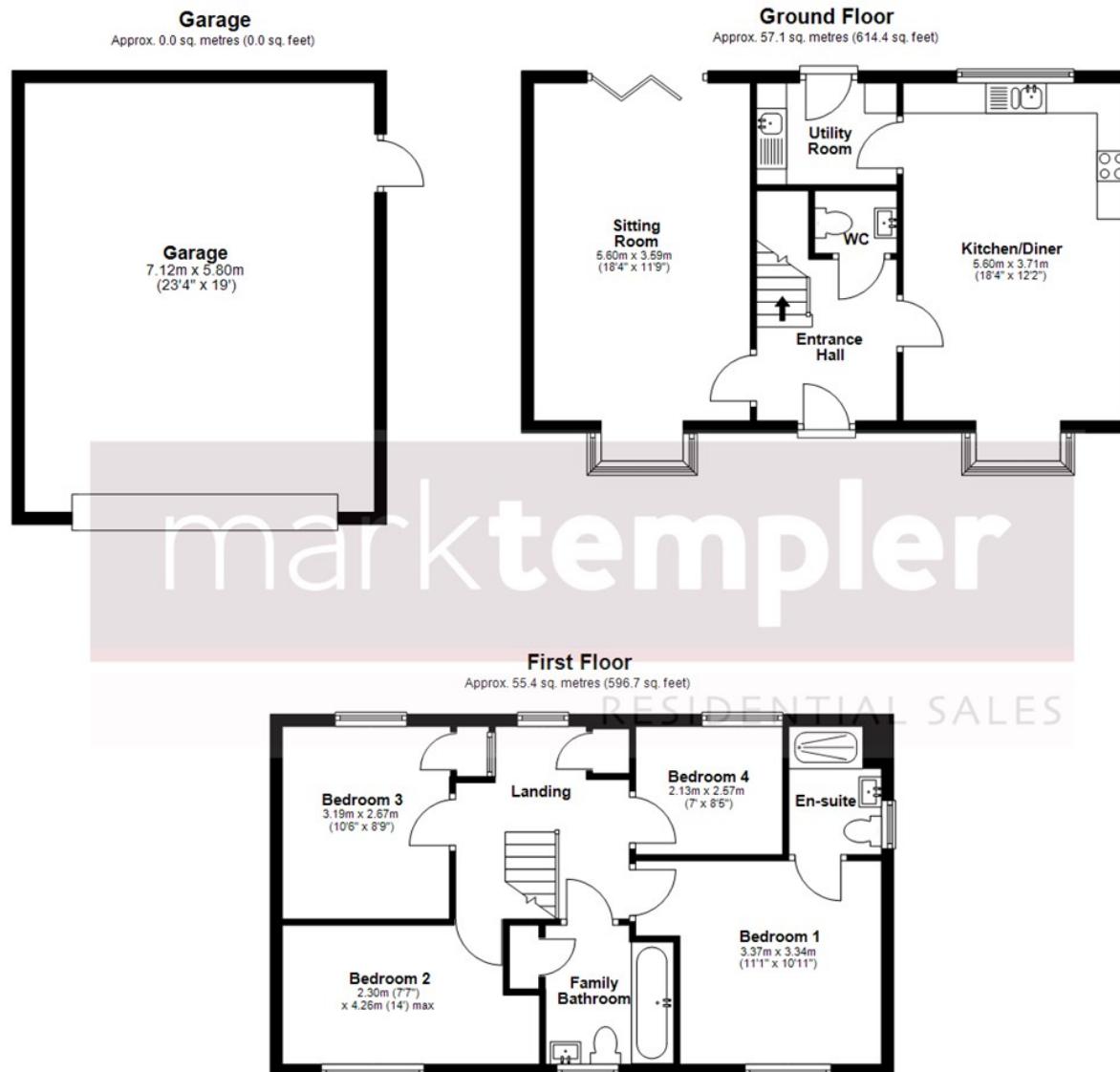
Mendip Spring golf club

A range of cosy Public Houses

Country walks and the Strawberry Line on your doorstep

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Total area: approx. 112.5 sq. metres (1211.1 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.