

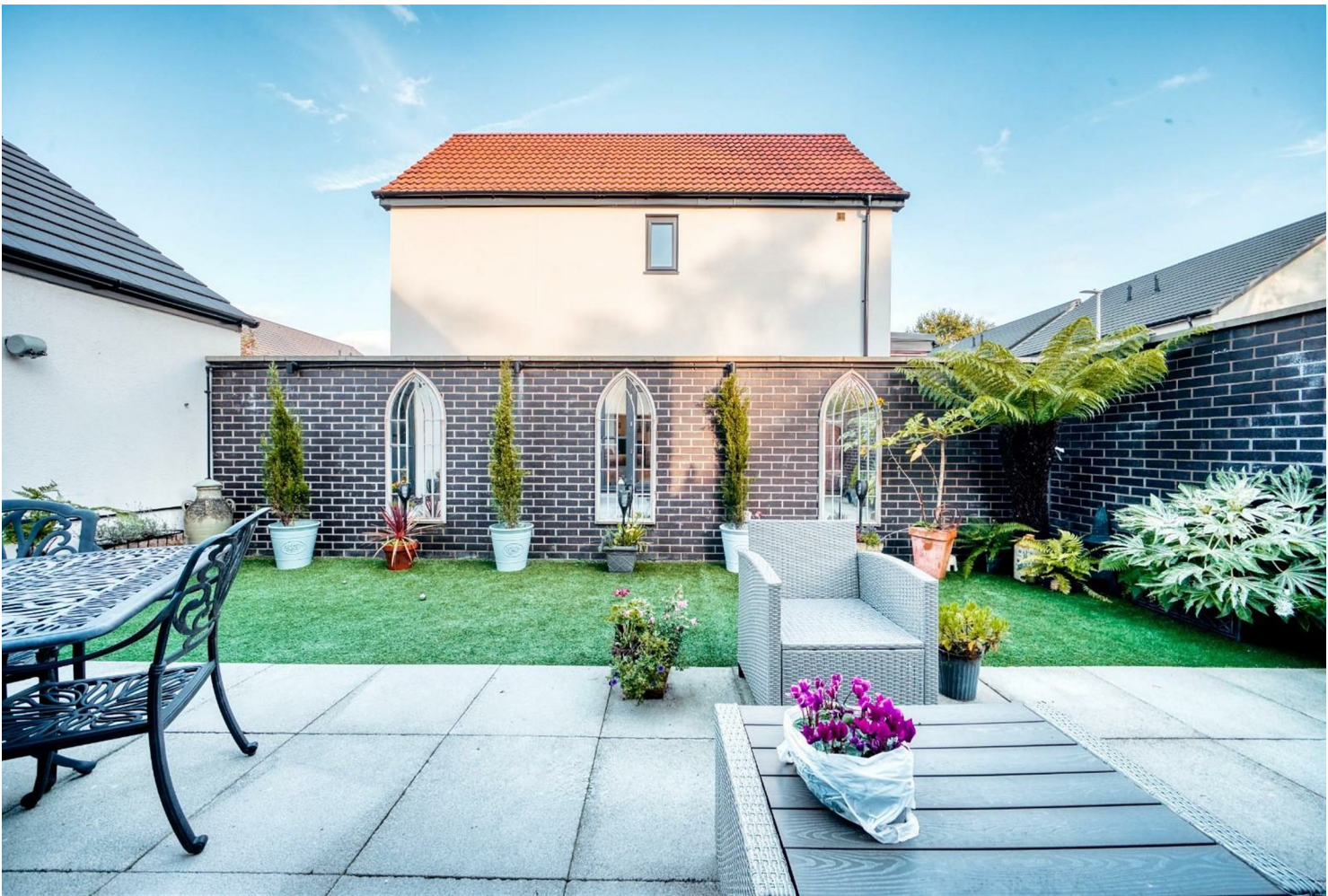
2 Stallings Close Claverham BS49 4GE

£550,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Detached house



HOW BIG
1501.70 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
A



COUNCIL TAX BAND
F

Exceptional nearly new four-bedroom family home, situated within Court de Wyck, Claverham - 2 Stallings Close was constructed by award-winning developer Newland Homes in 2022 and built to the 'Prestbury Special' design, providing modern open plan living, along with a high standard of fit and finish throughout. This substantial property is highly efficient with low electric bills, due to high levels of insulation and solar panels generating electricity to help reduce your carbon footprint. The traditional and well thought out accommodation is laid out over two floors and accessed via a spacious entrance hall leading to all principal rooms. The private sitting room is a delightful environment and is flooded with natural light by a feature full-height window to the front. The property's crowning jewel is the open-plan kitchen diner family room opening out onto the rear gardens. This fabulous space is ideal for the growing modern family and those who enjoy entertaining with its contemporary layout. The kitchen is well appointed with a range of fitted units and kitchen island with Silestone worksurface over and a range of integrated appliances. The open-plan kitchen/diner/family area benefits from a garden room styling with full-height glazed windows to two sides affording an outlook over the garden. Further ground floor accommodation includes a utility room with plumbing for a washing machine and space for a tumble dryer. There is also a cloakroom/WC. Upstairs boasts four bedrooms, the principal with ensuite shower room and fitted wardrobes. There is also a family bathroom.

Outside, the garden is enclosed by a brick wall and has been thoughtfully landscaped by the current owners to provide a low-maintenance space to be enjoyed by all. Laid to both artificial lawn and large patio seating area makes it an ideal spot to entertain during the warmer months, there is also the added benefit of access to the garage via a courtesy door. The front is once again laid to artificial lawn, bordered by a low-level evergreen hedging offering a clean modern look with a pathway leading to the storm porch and main entrance. The driveway is situated to the side of this impressive home providing off-street parking for numerous vehicles and leads to the garage.

Situated within the highly popular Court de Wyck development in the village of Claverham, a great commuter village, excellently placed to take advantage of the commuter base for Bristol & Weston Super Mare. There are mainline railway stations at both Yatton & Backwell and with the A370 just down the road, Bristol City Centre & the M5 Motorway network are only a short drive. The popular local primary school is just a short walk away & secondary education is serviced at Backwell with transport provided. A delightful family friendly village with a charming sense of community, surrounded by local countryside ideal for dog walks.







Executive four bedroom home on highly popular Court de Wyck development in Claverham



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.

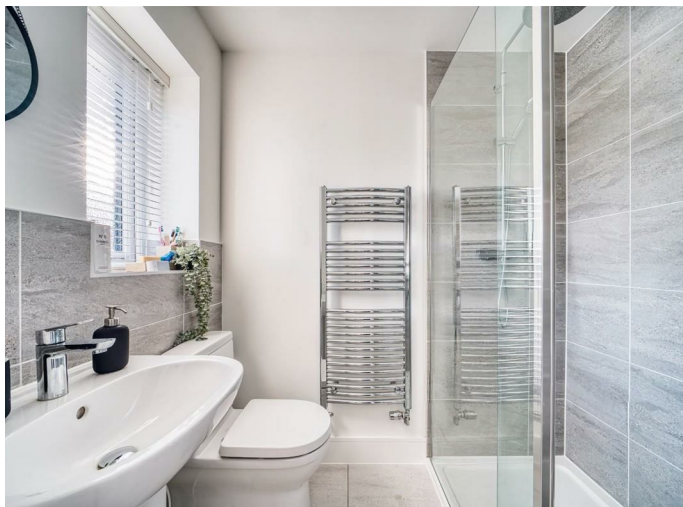
The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer 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...

- Beautiful countryside walks
- Court De Wyck Primary School & Backwell Secondary School catchment area
- Claverham Village Hall & Tannery Bar
- Stepping Stones Community Pre-School
- Easy commuting to Bristol City Centre



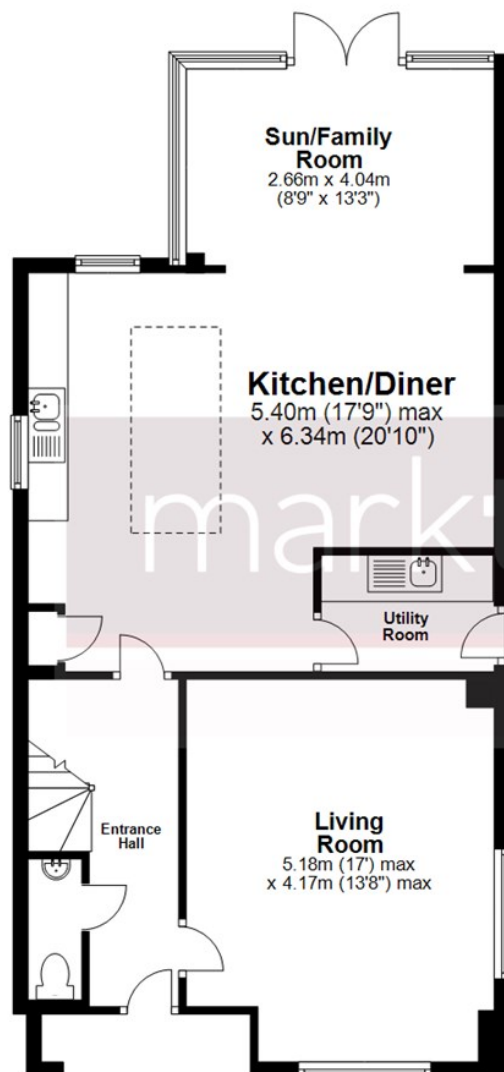
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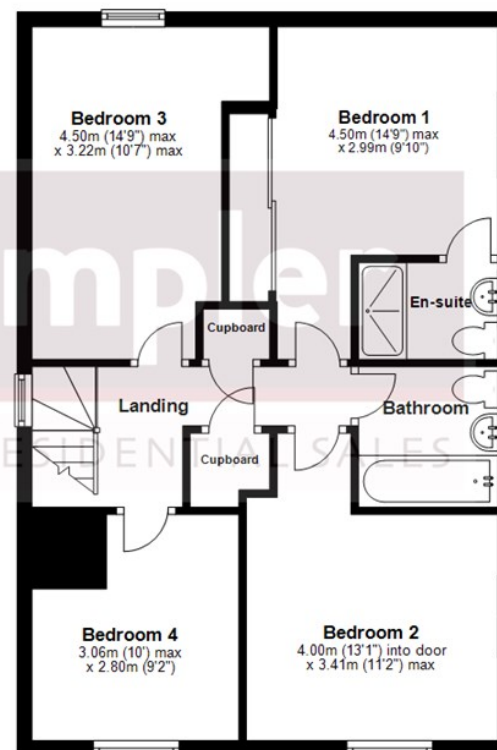
Ground Floor

Approx. 78.0 sq. metres (839.9 sq. feet)



First Floor

Approx. 61.5 sq. metres (661.8 sq. feet)



Total area: approx. 139.5 sq. metres (1501.7 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.