

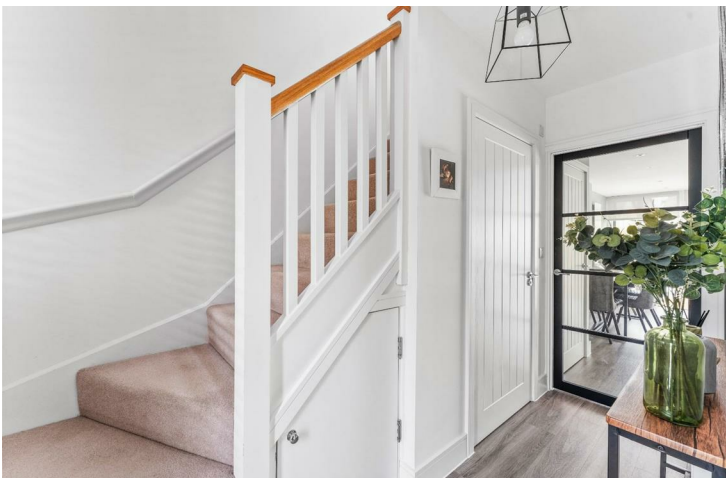
8 Pippin Close Claverham BS49 4GF

£535,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Detached house



HOW BIG
1440.40 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
E

A substantial, four-bedroom family home offering flexible accommodation, situated within the popular development of Court de Wyck on the edge of Claverham village – 8 Pippin Close is a detached three storey house that is built to the 'Hampton' design and constructed by Messrs Newland Homes in 2022, and benefits from a wonderful position within the development, at the end of a tree lined private road. The current owners have upgraded many features inside and out of the property during their ownership and it is presented to 'show home' standards, with the flexible accommodation set out over three floors. A welcoming entrance hall provides access to all principal rooms and WC. The sitting room is situated to the front and features a square bay window and media wall, while the open plan kitchen diner is situated to the rear and opens out onto the rear garden. This wonderful room is the social hub of the home and offers a range of integrated Neff appliances, a central island and is flooded with natural light thanks to the floor-to-ceiling windows it boasts, which have also had electric blinds fitted. The first floor enjoys three bedrooms - two doubles and a single/study, along with a family bathroom. The second floor provides the property's showstopper, a fabulous principal suite with an ensuite shower room and walk-in wardrobe.

Outside, the rear garden has been beautifully landscaped to provide an area that continues the feeling of quality as it is laid to a porcelain tiled patio, bordered by beds containing a variety of thoughtfully planted plants, shrubs, and young trees that soften the area perfectly. The thoughtfulness of the design is evident, as there is an area of herringbone block paving to set your garden furniture off. A courtesy door provides handy access to the garage and secure gates provide secure access to the front, either side of the property, where you will find off-street parking for three vehicles on a block-paved driveway which provides access to the garage. You will also find additional off street parking to the front of the property. Planted beds border the frontage on two sides with a variety of mature trees providing welcome privacy. A pathway leads to the main entrance and side access, flanked on one side by well-tended shrubs and bushes.

Pippin Close is situated within the highly popular North Field at the 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 served at Backwell with transport provided. A delightful family-friendly village with a charming sense of community, surrounded by local countryside ideal for dog walks.







Detached four bedroom executive home, situated within the popular Court De Wyke development, on the edge of 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...

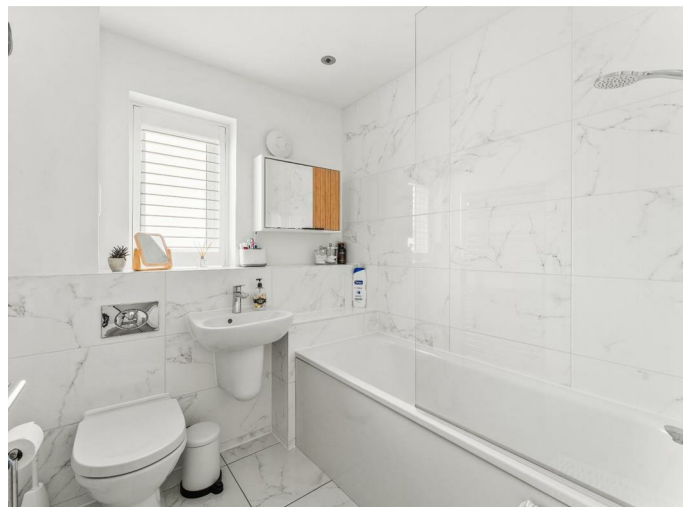
Beautiful countryside walks

Court De Wyck Primary School & Backwell
Secondary School catchment area

Claverham Village Hall & Tannery Bar

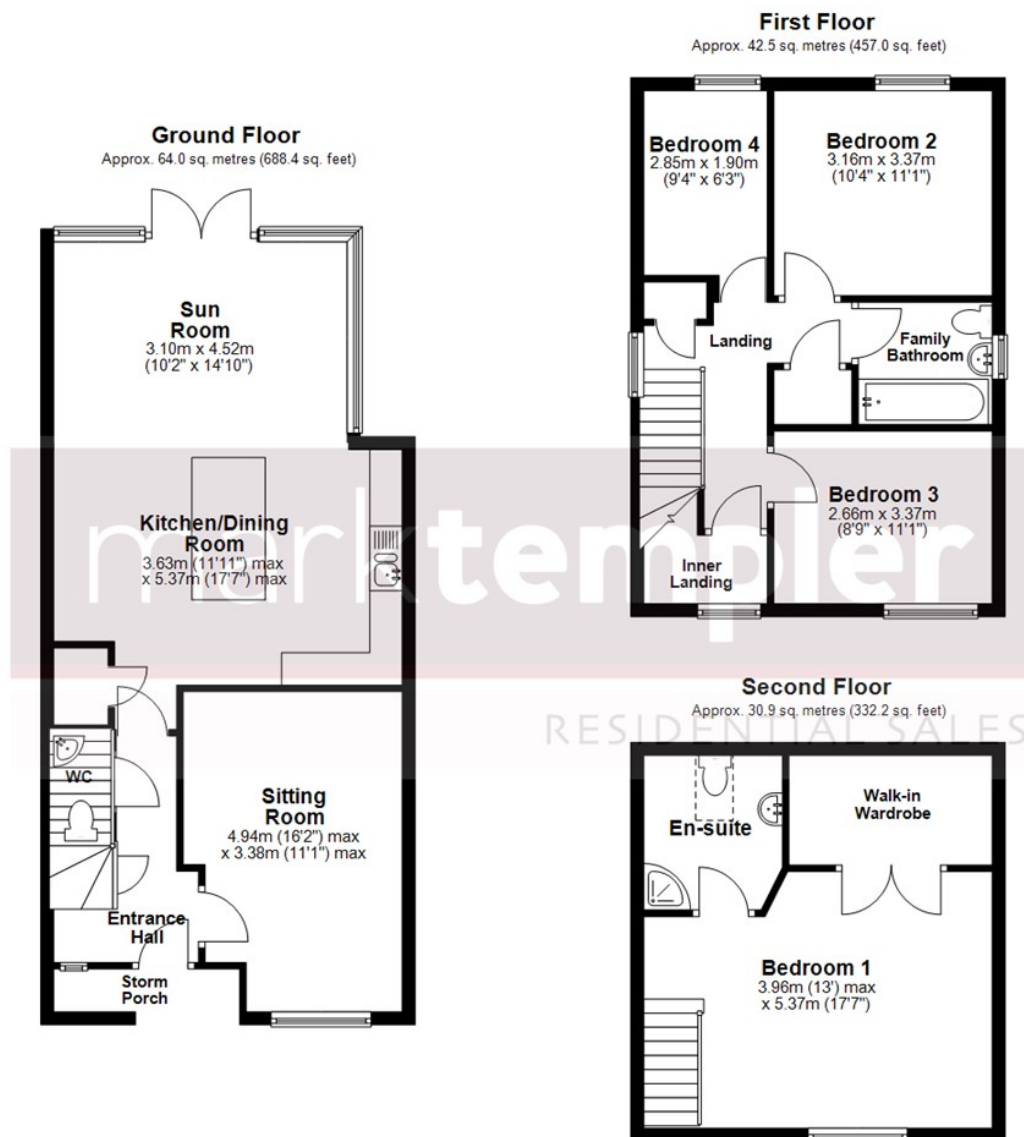
Stepping Stones Community Pre-School

Easy commuting to Bristol City Centre



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Total area: approx. 137.3 sq. metres (1477.6 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.