

6 Durban Way Yatton BS49 4QZ

£535,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Detached house



HOW BIG
1915.90 sq ft



BEDROOMS
4



RECEPTION ROOMS
3



BATHROOMS
2



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off street and garage



OUTSIDE SPACE
Front, side and rear



EPC RATING
E



COUNCIL TAX BAND
E

A beautifully appointed and substantial family home, set within a peaceful cul-de-sac in one of Yatton's most desirable residential locations. 6 Durban Way is a impressive detached residence that offers generous and versatile accommodation arranged over two floors, ideal for modern family living. Upon entering, you are welcomed by a spacious and inviting entrance hall that sets the tone for the rest of the home. The ground floor features a superb dual-aspect sitting room, creating a light and airy environment, perfect for relaxing or entertaining. At the heart of the home lies a stunning open-plan kitchen dining family room, fitted with a comprehensive range of contemporary wall and base cabinets and high-quality Neff integrated appliances. This ideal open plan room is perfect for those who aspire for a modern family friendly hub. A separate utility room provides additional storage and laundry space. The office is wonderful for those who benefit from home working but also provides potential as either a play room or hobby space with the cloakroom WC completing the ground floor. Upstairs, the first floor boasts four well-proportioned double bedrooms, including a luxurious principal suite with a beautifully refitted four-piece en suite bathroom featuring a freestanding bath, double rainfall shower, twin sinks with vanity storage and WC. The remaining bedrooms are served by an exceptional family bathroom, also refitted to a high standard with a four-piece suite.

Outside, the property enjoys a private and low-maintenance rear garden, thoughtfully landscaped with areas of patio and artificial lawn, bordered by raised planting beds that provide year-round colour and interest. The front garden is equally well maintained, enclosed by mature hedging and laid to artificial lawn, offering a pleasant and secluded approach to the home. A detached double garage sits to the side of the property, providing excellent storage or workshop potential, with ample parking in front for multiple vehicles.

Durban Way is a quiet and sought-after cul-de-sac located on the southern edge of Yatton, offering a peaceful setting while remaining within easy reach of the village's excellent amenities. Yatton itself is a thriving community with a range of shops, cafes, and schools, as well as a mainline railway station providing direct links to Bristol, Weston-super-Mare and London Paddington. The village is surrounded by beautiful North Somerset countryside, with numerous walking and cycling routes nearby and is ideally positioned for access to the M5 motorway network and Bristol International Airport. This is a rare opportunity to acquire a truly exceptional home in a prime location.







Ideal family home situated within peaceful Yatton 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...

Glorious countryside walks across Cadbury Hill and the Strawberry Line

Level access to Yatton's village centre

Yatton's sought after primary schools

Cadbury House leisure club with celebrity chef restaurant

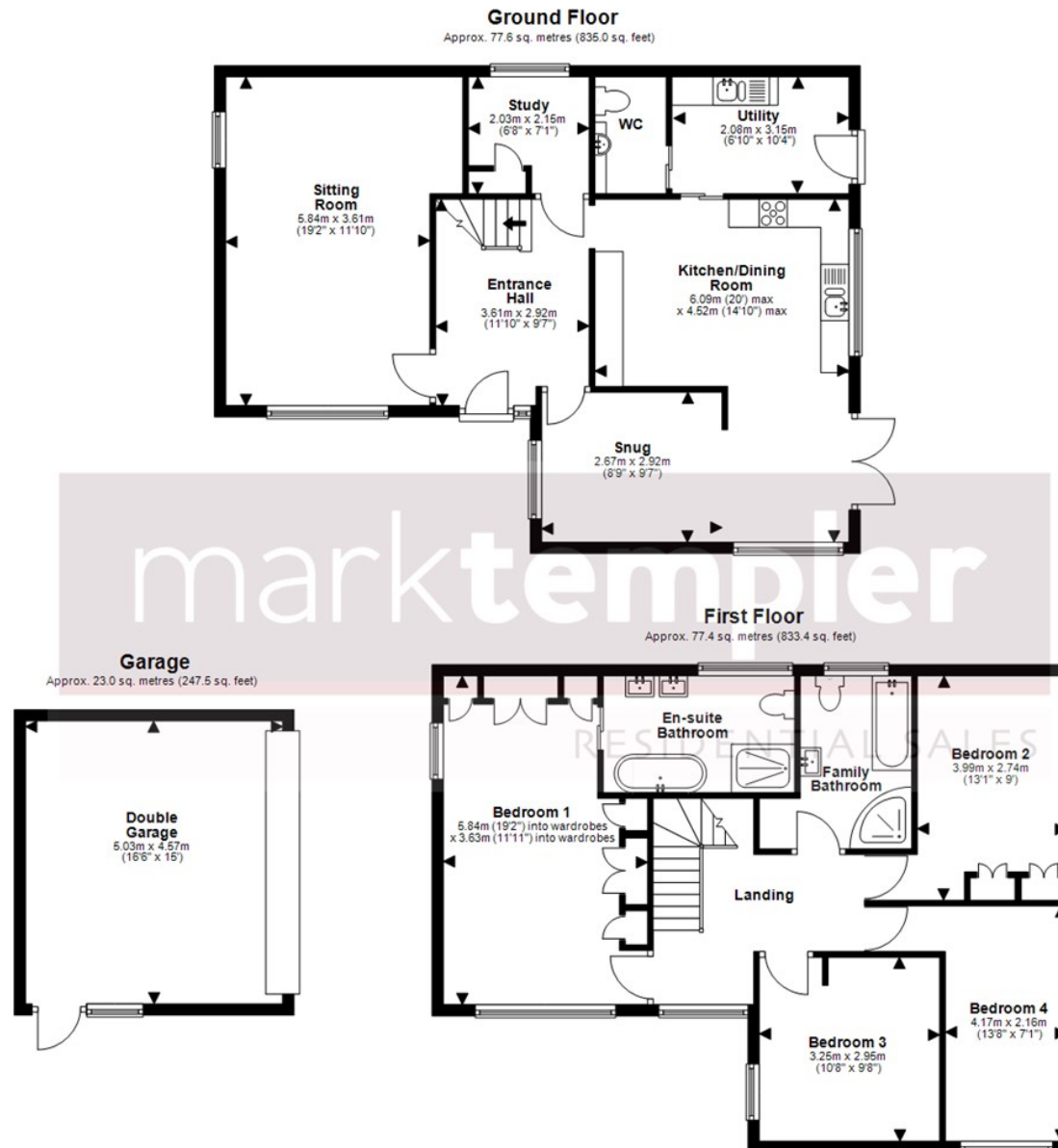
St Mary's village church

Yatton's mainline railway station



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Total area: approx. 178.0 sq. metres (1915.9 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.