

4 Derham Close Yatton BS49 4BU

£465,000

mark**templer**

RESIDENTIAL SALES







PROPERTY TYPE  
Detached house



HOW BIG  
1360.90 sq ft



BEDROOMS  
4



RECEPTION ROOMS  
2



BATHROOMS  
1



WARMTH  
uPVC double glazing and gas  
fired central heating



PARKING  
Off street and garage



OUTSIDE SPACE  
Front and rear



EPC RATING  
D



COUNCIL TAX BAND  
E



Tucked away within a peaceful cul-de-sac in the heart of Yatton - 4 Derham Close is a beautifully presented, extended four-bedroom home, ideally situated within an established, highly popular central Yatton cul de sac. The accommodation is arranged traditionally over two floors and begins with a welcoming entrance hall that provides access to a cloakroom and a useful internal door into the garage. The spacious sitting room is a standout feature, flooded with natural light from a full height feature window and complemented by an open-tread hardwood staircase. French doors lead through to a separate dining room, which enjoys views over the rear garden via sliding doors. The extended kitchen breakfast room is fitted with a range of wall and base cabinets, a breakfast bar, and a large window overlooking the garden. This space offers excellent potential for modernisation or reconfiguration into a stunning open plan kitchen dining family room. Upstairs, the first floor hosts four well-proportioned bedrooms and a family shower room featuring and storage cupboard on the landing.

The property is set back from the road and enjoys a generous frontage with level lawned gardens, mature planting, and a driveway providing off-street parking that leads to the attached garage. A side path gives access to the private rear garden, which is beautifully established with a central lawn, mature shrubs and trees, and seating areas, ideal for relaxing or entertaining. A garden shed is positioned at the far end of the garden, offering further useful storage. The peaceful cul-de-sac setting enhances the sense of privacy and tranquillity, making this a perfect family home in a sought-after location.

Yatton is a thriving village ideally situated for commuters and families alike. The property is within easy walking distance of the village centre, which offers a wide range of amenities including shops, a supermarket, doctors' surgery, library, pubs, and eateries. Yatton's mainline railway station provides direct access to Bristol, London Paddington, and the South West, while the M5 motorway is just a short drive away. Families will appreciate the proximity to well-regarded primary schooling within the village and secondary schooling at nearby Backwell. For leisure, the surrounding countryside offers a wealth of outdoor pursuits, and the nearby Cadbury House hotel and spa provides excellent fitness and dining facilities.











## Ideally situated family home in peaceful Yatton cul de sac

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### 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...

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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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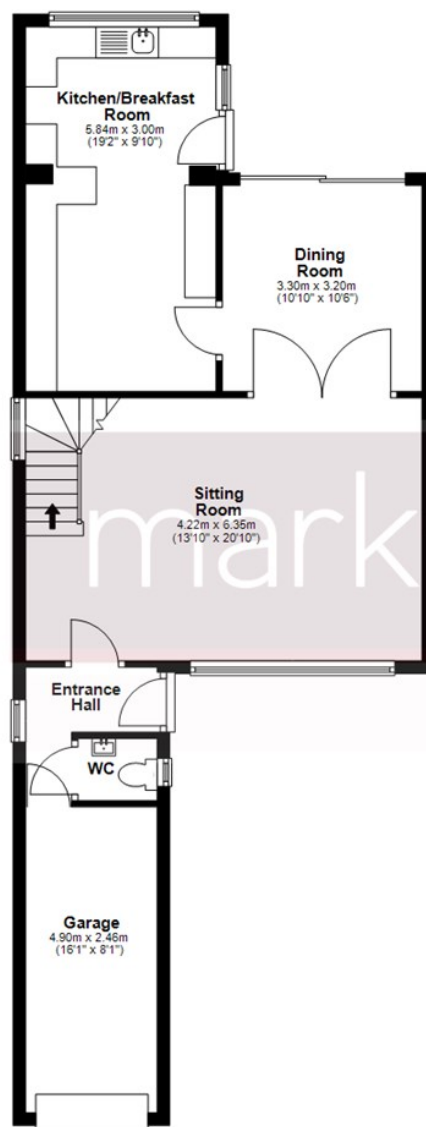






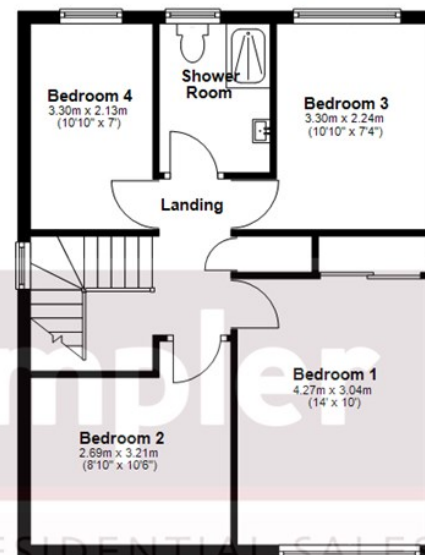
### Ground Floor

Approx. 72.8 sq. metres (783.8 sq. feet)



### First Floor

Approx. 53.6 sq. metres (577.0 sq. feet)



Total area: approx. 126.4 sq. metres (1360.9 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.