

8 Rabbit Close Yatton BS49 4GL

£370,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Detached house



HOW BIG
932.60 sq ft



BEDROOMS
3



RECEPTION ROOMS
2



BATHROOMS
2



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off street



OUTSIDE SPACE
Front and rear



EPC RATING
B



COUNCIL TAX BAND
D

Nearly new three bedroom detached home available with no onward chain - Constructed by Curo Group in 2021, 8 Rabbit Close is an attractive double fronted three bedroom detached house offering the perfect balance of modern comfort, practical design, and family-friendly living space. This nearly new property remains under its 10 year NHBC structural warranty, providing peace of mind to any new owner. The bright and airy accommodation is accessed via the main entrance into a welcoming entrance hall with a useful understairs storage cupboard and access to all principal rooms. To one side, the spacious dual-aspect sitting room enjoys natural light throughout the day, creating a relaxing environment to unwind with the family. To the opposite side, the open-plan kitchen and dining room provides a social heart to the home, a bright, sociable space ideal for both entertaining and family meals. The kitchen is fitted with a contemporary range of high-gloss white wall and base units, finished with sleek worktops and integrated Bosch appliances. French doors from the dining area open directly onto the rear garden, creating a wonderful indoor-outdoor flow, especially during the warmer months. Completing the ground floor is a well-presented cloakroom WC. Upstairs, the first floor offers three well proportioned bedrooms arranged around a central landing. The principal bedroom benefits from its own en-suite shower room, stylishly fitted with a modern three piece suite including walk-in shower, wash hand basin and low-level WC, with contemporary wall tiling to all splash-prone areas. The two remaining bedrooms offer flexibility for family living, guest accommodation, or a home office if desired. The family bathroom is finished in a similar contemporary style, fitted with a three-piece suite including a panelled bath, wash hand basin, and low-level WC with modern tiling.

Outside, the property enjoys a private rear garden that has been neatly landscaped and thoughtfully designed for easy maintenance. A patio area extends directly from the kitchen/dining room, providing an ideal space for outdoor dining and relaxation, while the remainder of the garden is laid predominantly to lawn. The boundaries are a mix of brick walling and timber feather edged fencing, offering both security and privacy. A timber garden shed provides useful outdoor storage. To the front, a pretty lawned garden with established shrub borders enhances the home's kerb appeal. The property further benefits from off-street parking for two vehicles directly to the side.

Rabbit Close forms part of the modern and highly regarded Eaton Park development on the fringe of Yatton village. This quiet cul-de-sac enjoys a pleasant community atmosphere, ideally suited to families and professionals alike. Yatton itself offers an excellent range of local amenities including shops, pubs, cafés and well-regarded primary and secondary schools. The village railway station provides direct mainline connections to Bristol Temple Meads, Weston-super-Mare and beyond, making it perfect for commuters. The nearby Strawberry Line cycle route offers scenic walks and bike rides through the surrounding North Somerset countryside, while the motorway network and Bristol Airport are both within easy reach. This superb home represents a rare opportunity to acquire a modern, move-in-ready property in one of Yatton's most desirable residential settings.







Double fronted modern family home in Yatton's popular Eaton Park



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 and amenities

Yatton Infant and Junior School and Chestnut Primary School

Cadbury House Leisure Club and Hotel with celebrity chef restaurant

St Mary's village church

Yatton's mainline railway station



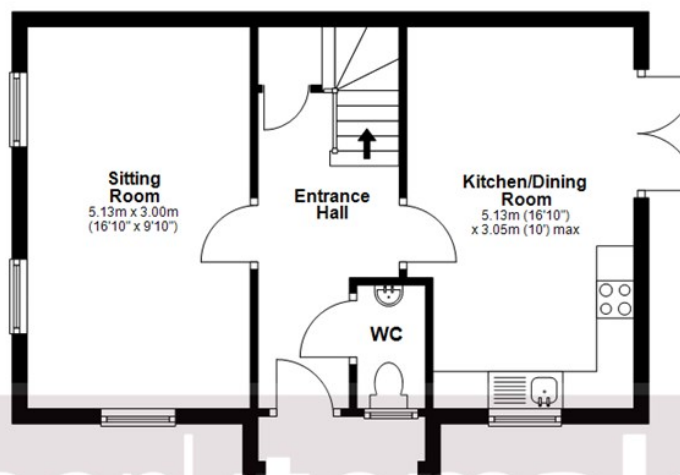
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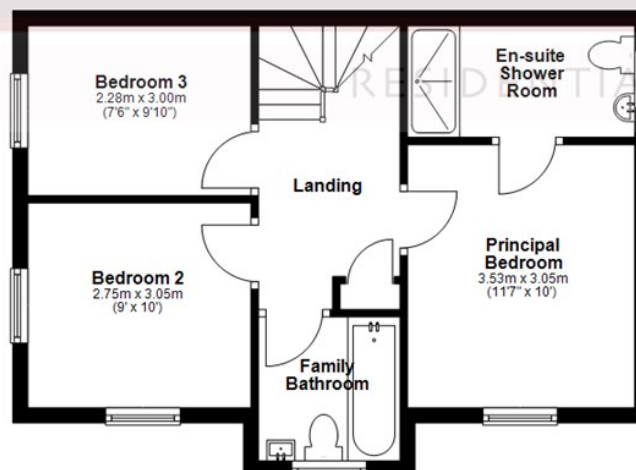
Ground Floor

Approx. 43.4 sq. metres (466.9 sq. feet)



First Floor

Approx. 43.3 sq. metres (465.7 sq. feet)



Total area: approx. 86.6 sq. metres (932.6 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.