

21 Mayors Road Claverham BS49 4GG

£450,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Detached house



HOW BIG
977.20 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
A



COUNCIL TAX BAND
D

An impressive, immaculately presented, nearly new three bedroom detached family home forming part of the highly regarded Court de Wyck development in the sought after village of Claverham. 21 Mayors Road is built to the popular Hinton design, constructed by the award-winning Newland Homes and completed to an exceptional standard, combining elegant contemporary finishes with impressive energy efficiency, including solar panels generating "free" electricity. The welcoming entrance hall leads to a bright, box bay-fronted sitting room positioned to the front of the property, a beautifully light and comfortable space, perfect for relaxing or entertaining. The heart of the home is the superb open plan kitchen dining room to the rear, designed with family living in mind. The kitchen is fitted with a stylish range of wall and base cabinets complemented by high-quality integrated appliances, including a Neff five-ring hob, two raised stainless steel Neff ovens, fridge/freezer, and dishwasher. A useful utility cupboard provides plumbing and space for both a washing machine and tumble dryer, while French doors open from the dining area directly onto the rear garden, creating a seamless flow for social occasions or summer dining. The ground floor also includes a cloakroom WC and convenient understairs storage. Upstairs, the first floor provides three double bedrooms. The principal bedroom benefits from a generous walk-in wardrobe and a sleek en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. The home's layout has been thoughtfully designed to maximise space and natural light, with an immaculate interior that presents as new throughout.

Externally, 21 Mayors Road occupies a pleasant position within the development and enjoys an attractive, enclosed rear garden offering both privacy and versatility. The garden has been carefully landscaped to create defined spaces for relaxation and outdoor entertaining, featuring a paved patio area ideal for al-fresco dining, a central circular lawn surrounded by decorative gravel, and established borders providing colour and interest. The side of the property offers tandem off-street parking for two/three vehicles, ensuring ample provision for both residents and visitors. The house also benefits from a gated side access linking the parking area to the garden, adding convenience for day-to-day living. With its combination of outdoor space, modern efficiency, and stylish presentation, this is a home perfectly suited to growing families or those seeking a peaceful and practical village setting.

Mayors Road forms part of the popular Court de Wyck development, a thoughtfully planned collection of contemporary homes set within the picturesque village of Claverham. The area offers a welcoming community atmosphere, surrounded by open countryside and with a wealth of scenic walks on the doorstep. Claverham itself benefits from a range of local amenities, including a village store and café, while nearby Yatton provides a more comprehensive selection of shops, primary and secondary schooling, and a mainline railway station offering direct links to Bristol, Bath, and London Paddington. The development also provides easy access to the A370 and M5, ensuring straightforward connections to Bristol, Weston-super-Mare, and the surrounding region. This peaceful yet well-connected location combines the charm of rural living with modern convenience — making 21 Mayors Road an ideal choice for those looking to enjoy the best of both worlds in a contemporary, energy-efficient family home.







Ideally situated within the popular Court de Wyck development, 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



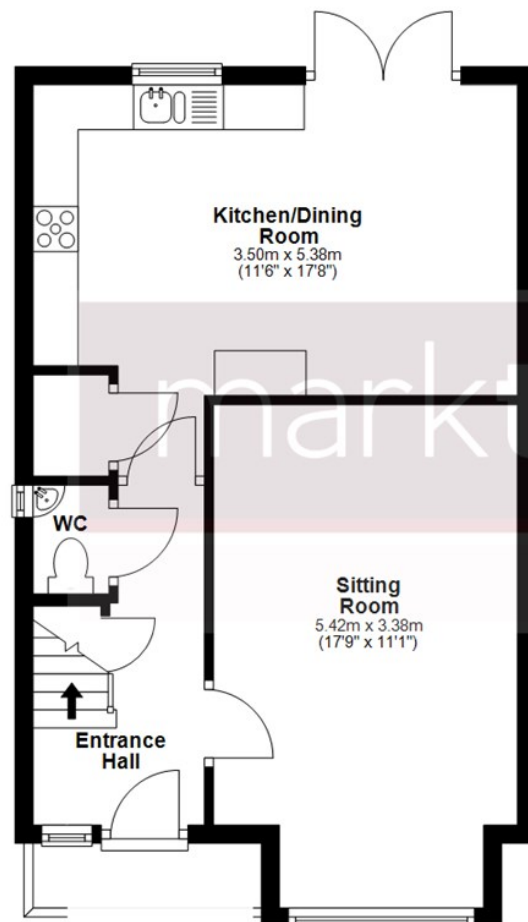
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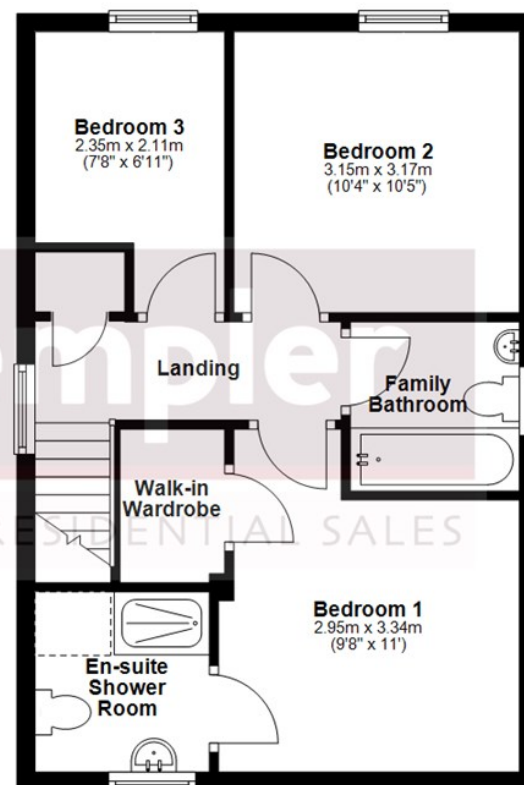
Ground Floor

Approx. 46.4 sq. metres (499.1 sq. feet)



First Floor

Approx. 44.4 sq. metres (478.2 sq. feet)



Total area: approx. 90.8 sq. metres (977.2 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.