

1 Stallings Close Claverham BS49 4GE

£375,000

marktempler

RESIDENTIAL SALES







**Property Type**

House - End Terrace



**How Big**

916.70 sq ft



**Bedrooms**

3



**Reception Rooms**

2



**Bathrooms**

2



**Warmth**

Gas central Heating



**Parking**

Off street



**Outside**

Front, side and rear



**EPC Rating**

B



**Council Tax Band**

C



**Construction**

Traditional



**Tenure**

Freehold



1 Stallings Close is a modern and well appointed three bedroom family home, ideally positioned within the highly regarded and historic Court de Wyck development in Claverham. The property is beautifully presented throughout and offers well balanced accommodation designed with modern family living in mind. Accessed via a spacious and welcoming entrance hall, which provides access to the principal ground floor rooms and stairs rising to the first floor landing. This delightful home immediately conveys a sense of light and space. To the front of the property sits a superb open plan kitchen dining room, creating a wonderful social environment. The dining area enjoys an outlook over the front and provides an ideal setting for both entertaining and everyday family dining. The kitchen itself is thoughtfully designed and well appointed with a range of wall and base units complemented by quartz work surfaces over. Integrated appliances include a Neff 'Hide & Slide' oven and a Neff five ring induction hob, enhancing both functionality and style. A useful utility cupboard is accessed from the kitchen and offers space for a washing machine, ensuring practicality is not compromised. To the rear of the property, the sitting room is a delightful and calming space, benefitting from an outlook over the garden and providing an inviting retreat at the end of the day. Further ground floor accommodation includes a cloakroom WC. The first floor enjoys three well proportioned bedrooms, including the principal bedroom, complete with fitted wardrobes and a modern ensuite shower room. The remaining bedrooms are served by a contemporary family bathroom comprising a three piece suite with panelled bath, independent shower over with folding glass screen, low level WC and wash hand basin.

Externally, the property enjoys a thoughtfully arranged plot with both rear and side gardens. The enclosed rear garden benefits from a westerly orientation, allowing for afternoon and evening sunshine, and is predominantly laid to lawn, creating a safe and usable space for children and pets alike. A particularly attractive feature of the garden is the historic stone wall that separates the rear and side garden. This wall forms part of a former tannery and is recognised as a site of historic interest, adding character and heritage to the setting. Whilst the wall belongs to the property, it is maintained by the estate management company, providing peace of mind for the future. The side garden is also laid to lawn and features young planted hedging which, once matured, will provide additional privacy and greenery. The property further benefits from two allocated parking spaces, ensuring convenient off road parking.

Stallings Close forms part of the ever popular Court de Wyck development in Claverham, a location well regarded for its blend of modern living and historical significance. Claverham itself offers a semi-rural feel whilst remaining exceptionally well placed for access to Yatton village, which provides a range of shops, cafés, schools and a mainline railway station with direct services to Bristol and beyond. The surrounding countryside offers numerous walking routes and green spaces, ideal for those who enjoy an active outdoor lifestyle. The nearby A370 and M5 motorway network provide excellent commuter links to Bristol, Weston-super-Mare and the wider region. Combining stylish modern accommodation with a unique historical backdrop, 1 Stallings Close represents an excellent opportunity for families, first time buyers and those seeking a well connected yet village setting.











## Beautifully presented home ideally situated within the popular Court de Wyck in 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.



## About this property

### TENURE

Freehold with annual estate charge of £280.00 PA

### UTILITIES

Mains electric

Mains gas

Mains water

Mains drainage

### HEATING

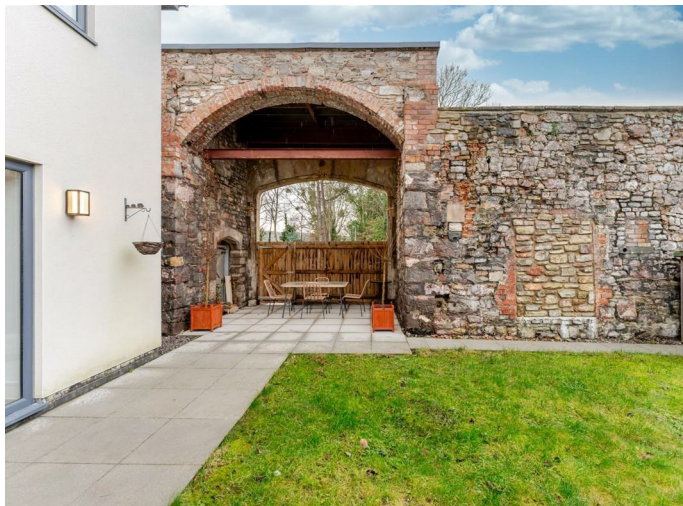
Gas fired central heating

### BROADBAND

Ultrafast broadband is available with the highest available download speed 1800 Mbps and the highest available upload speed 1000 Mbps.

This information is sourced via [checker.ofcom.org.uk](https://checker.ofcom.org.uk), we advise you make your own enquiries.

If an information source is not named, then it has been provided by the sellers of the property and is accurate to the best of knowledge.



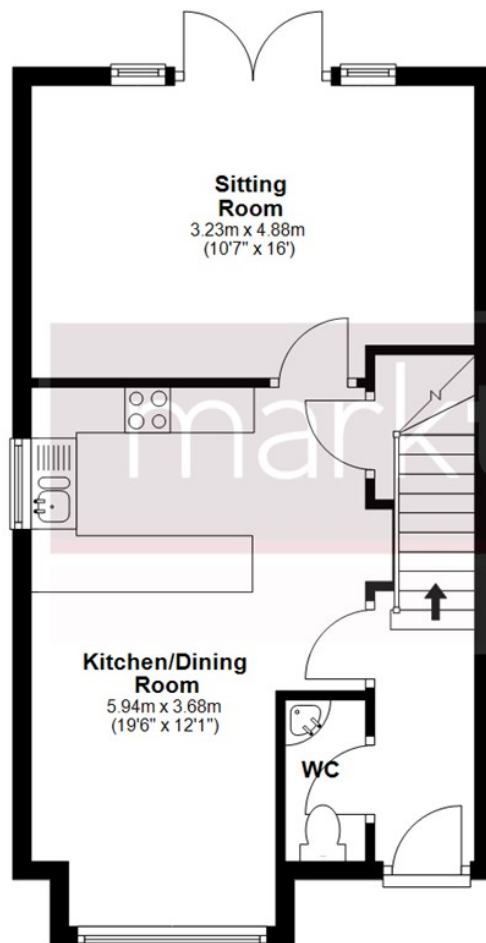
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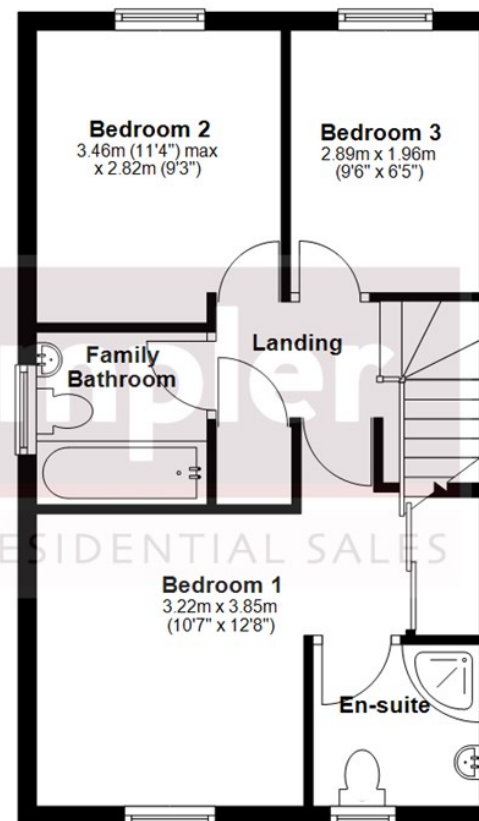
## Ground Floor

Approx. 43.4 sq. metres (466.6 sq. feet)



## First Floor

Approx. 41.8 sq. metres (450.1 sq. feet)



Total area: approx. 85.2 sq. metres (916.7 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.