



3 Mayors Road, Claverham

Guide Price £445,000



Parker's

Estate Agents & Property Lettings



3 Mayors Road

Claverham, Bristol

Stunning 4-Bedroom Semi-Detached Home – No Onward Chain

Situated in the sought-after Court de Wyck development in Claverham village, this immaculate four-bedroom, three-storey semi-detached home was built in 2021 by Newhome Homes and still feels like new. With no onward chain, this is a fantastic opportunity for buyers looking for a stylish, ready-to-move-in home.

The charming stone-built façade instantly catches the eye and leads into a welcoming hallway. Here, you'll find a spacious open-plan kitchen/breakfast room, beautifully designed with integrated appliances and a handy utility cupboard. Step through to the wonderful lounge/dining area, a perfect space to relax, with floor-to-ceiling windows at the rear and side, allowing natural light to flood in. French doors open onto the private rear garden, seamlessly blending indoor and outdoor living. A convenient downstairs WC completes the ground floor.

On the first floor, there are three well-proportioned bedrooms, including two generous doubles (one with built-in storage) and a versatile single bedroom. The landing benefits from additional storage cupboards and a stylish family bathroom.

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The top floor is dedicated to the stunning principal bedroom, a true highlight of this home. It boasts a spacious layout, a large walk-in wardrobe, and a contemporary en-suite bathroom.

Externally, the property offers two allocated parking spaces to the side, along with gated access to the private rear garden. The outdoor space is well-designed, featuring a patio and lawn, plus a garden room with electricity—ideal as a home office, hobby space, or playroom. Behind the garden room, there's additional space for a shed, while the side of the property provides a useful area for bins and garden storage.

With nearly 1,400 sq. ft. of living space, an impressive EPC rating of B, a modern design, and no onward chain, this home is perfect for families or professionals seeking a stylish and low-maintenance property in a desirable village setting.

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Hall

10' 6" x 3' 11" (3.20m x 1.20m)

Kitchen/Diner/Breakfast Room

19' 8" x 12' 2" (6.00m x 3.70m)

Utility Cupboard**Lounge**

10' 6" x 16' 1" (3.20m x 4.90m)

Dining Room/Reception

8' 6" x 13' 5" (2.60m x 4.10m)

Wc

5' 7" x 2' 11" (1.70m x 0.90m)

Bedroom 1

14' 1" x 16' 1" (4.30m x 4.90m)

En-suite

6' 11" x 7' 3" (2.10m x 2.20m)

Walk in Wardrobe

6' 7" x 8' 6" (2.00m x 2.60m)

Bedroom 2

11' 6" x 9' 6" (3.50m x 2.90m)

Bedroom 3

9' 6" x 9' 2" (2.90m x 2.80m)

Bedroom 4

9' 6" x 6' 7" (2.90m x 2.00m)

Bathroom

6' 3" x 6' 3" (1.90m x 1.90m)





FRONT GARDEN

REAR GARDEN

Off street

3 Parking Spaces

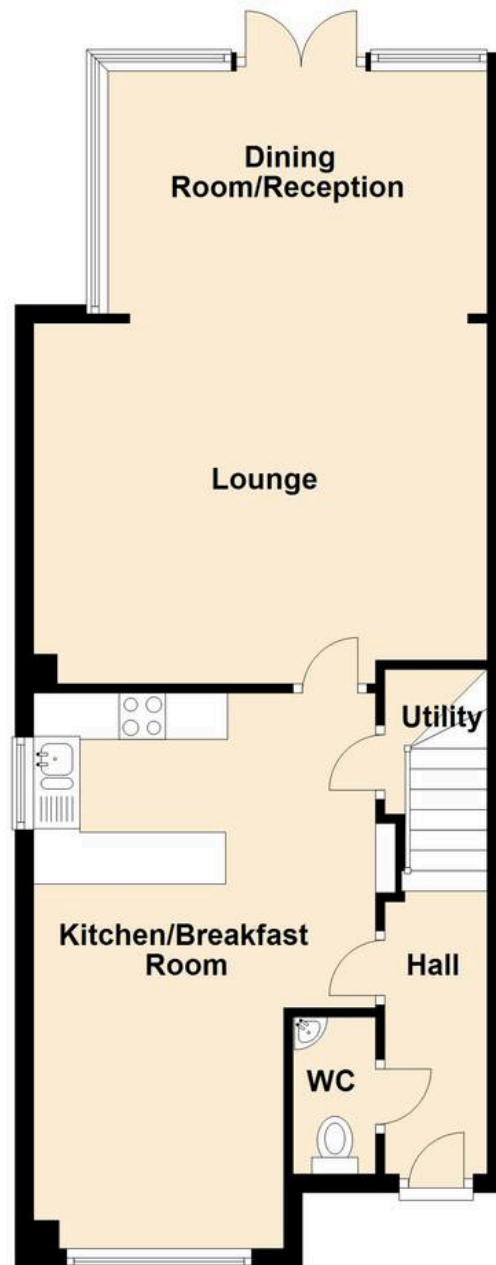
Claverham:

Positioned in the highly sought-after Court de Wyck development in Claverham, this thriving commuter village offers an ideal location for those traveling to Bristol and Weston-super-Mare. With mainline railway stations available in both Yatton and Backwell, along with easy access to the A370, Bristol city centre and the M5 motorway network are just a short drive away. Families will appreciate the convenience of a well-regarded local primary school within walking distance, while secondary education is provided at Backwell, with dedicated transport links. Surrounded by picturesque countryside, Claverham is a welcoming village with a strong sense of community, perfect for families and nature lovers alike.





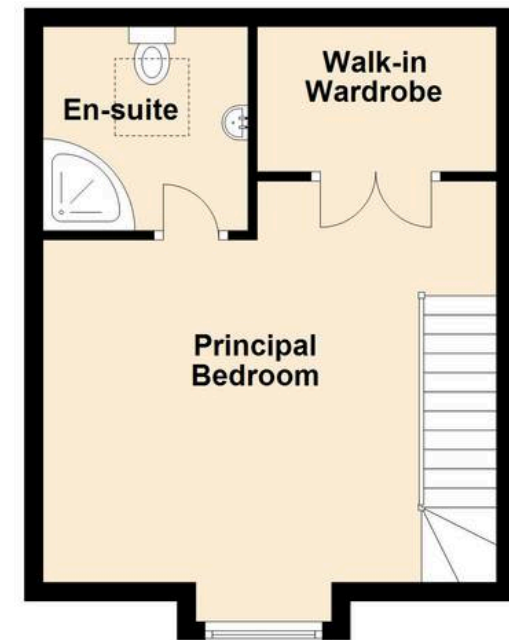
Ground Floor



First Floor



Second Floor



Sketch plan for illustrative purposes only
Plan produced using PlanUp.

3 Mayors Road, Claverham



Parker's Estate Agents

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IMPORTANT NOTICE

For clarification, we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

