



**18 Stowey Road,
Yatton, BS49 4HX**

Robin King | Estate Agents

18 STOWEY ROAD, YATTON, BS49 4HX

A beautifully presented, spacious family home with 4 double bedrooms, ample living space, a garage and off street parking in the sought after village of Yatton with easy access to Bristol and beyond.

APPROX 1703 SQ. FT ACCOMMODATION AND GARAGE • 4 BEDROOMS • 2 BATHROOMS (1 EN-SUITE) • GENEROUS KITCHEN/BREAKFAST ROOM • CONSERVATORY • SPACIOUS LOUNGE/DINER • WELL MAINTAINED GARDEN WITH A RANGE OF MATURE SHRUBS, SEATING AREAS AND PATIO • POPULAR VILLAGE WITH EXCELLENT FACILITIES INCLUDING WELL REGARDED JUNIOR SCHOOL • IN CATCHMENT FOR BACKWELL SECONDARY SCHOOL • MAINLINE RAILWAY SERVICES WITHIN 0.4 MILES AT YATTON STATION – PADDINGTON FROM 114 MINS • BRISTOL AIRPORT WITHIN 7.8 MILES • M5 MOTORWAY WITHIN 4.3 MILES AT JUNCTION 20 IN CLEVEDON (ALL APPROX.)

18 Stowey Road is a beautifully maintained family home with a modern contemporary finish. The inviting entrance to the house is a spacious hallway with two storage cupboards and additional understairs pull out shoe storage. To the left is a convenient downstairs cloakroom and to the right a spacious lounge/diner which was completed in 2020. It features a modern log burner and bifold doors giving direct access to the smart composite decked terrace, perfect for alfresco dining. The lounge is extremely versatile with space for both a dining table and piano.

Returning to the hallway, to the left hand side is the large, open plan kitchen/breakfast room and conservatory which also provide access to the garden creating a beautiful flow to this home. The bright, airy room has a modern kitchen designed by Cadbury Kitchens in Yatton and features a breakfast bar island, double oven, microwave cupboard, integrated dishwasher, larder cupboard and space for a washing machine. The conservatory is seamlessly linked to this room and currently is utilised as a dining space. There is also a side door to the front drive.

Upstairs there are four bedrooms, all of which are doubles and one with an ensuite shower room. A family bathroom with heated towel rail and bath with shower over completes the upstairs accommodation.





Outside – To the rear of the property there is a private, beautifully maintained enclosed garden. Stepping outside from the bi-fold doors in the lounge there is a smart composite decked area running across the width of the property to the conservatory; ideal for al-fresco dining and entertaining friends. The lawn is bordered with mature shrubs and trees and vegetable patches are ready to go for the keen gardener. To the rear of the garden is a paved seating area so a sunny spot is always available to sit and enjoy the peace this garden has to offer. There are fields beyond and in close proximity to the local park. To the front the driveway is paved providing parking for multiple vehicles and a garage to the left provides additional storage and garden access.

Location - Yatton village offers a fantastic range of shops, nurseries, schools and a supermarket, plus a variety of social and recreational facilities. Yatton has two primary schools and is within the catchment area of the well-regarded Backwell School. There is public transport to Bristol and Weston-Super-Mare and access to the M5 Motorway is within 4.3 (Junction 20) at Clevedon. Mainline railway services are available within 0.4 miles at Yatton Station – London Paddington within 114 minutes. Bristol Airport is within 7.8 miles.

Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property



SERVICES – All Mains Services

EPC RATING – D

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144

COUNCIL TAX BAND E £2644.04 (2024/25)

* Bandings for properties altered/extended since 1st April 1993 could be subject to review.

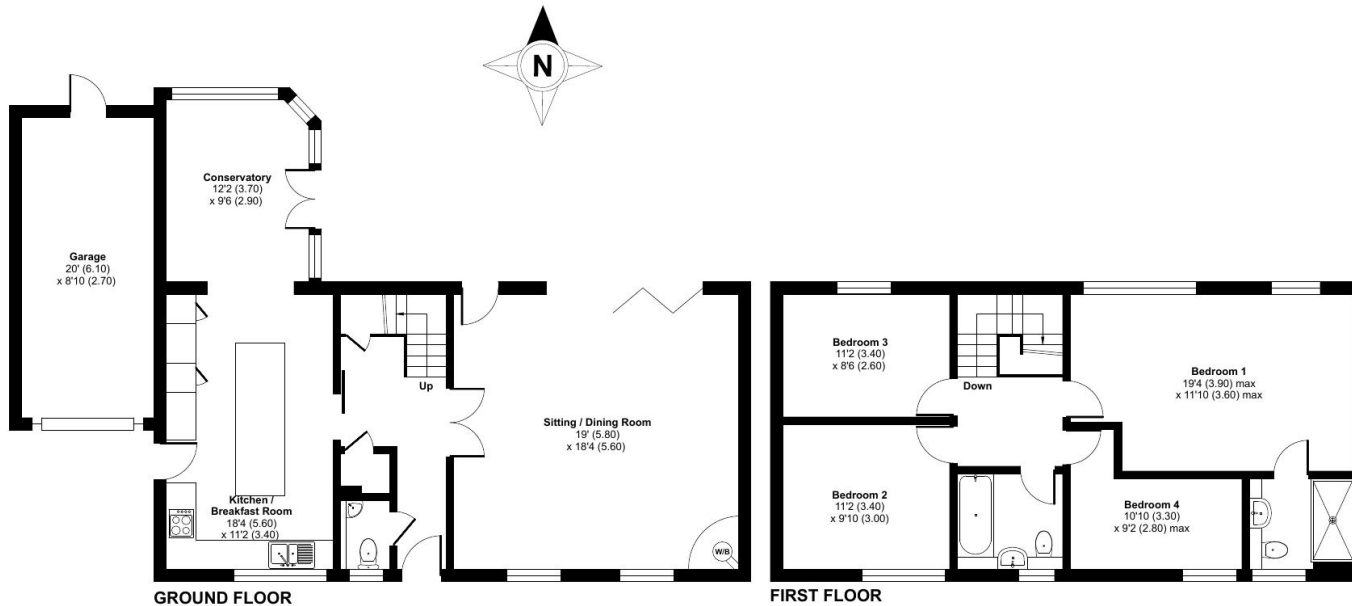
Stowey Road, Yatton, Bristol, BS49

Approximate Area = 1526 sq ft / 141.7 sq m

Garage = 177 sq ft / 16.4 sq m

Total = 1703 sq ft / 158.1 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2024. Produced for Robin King LLP. REF: 1137882

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