





39 Wheatear Road

Yatton, Bristol

A beautifully presented 4-bedroom detached family home set on a quiet cul-de-sac in popular Yatton. Featuring a stunning open-plan kitchen/diner, spacious sitting room, en-suite to principal bedroom, utility, garage, driveway parking and a private rear garden. Walking distance to local schools and Yatton train station with direct links to Bristol and London.

Council Tax band: E

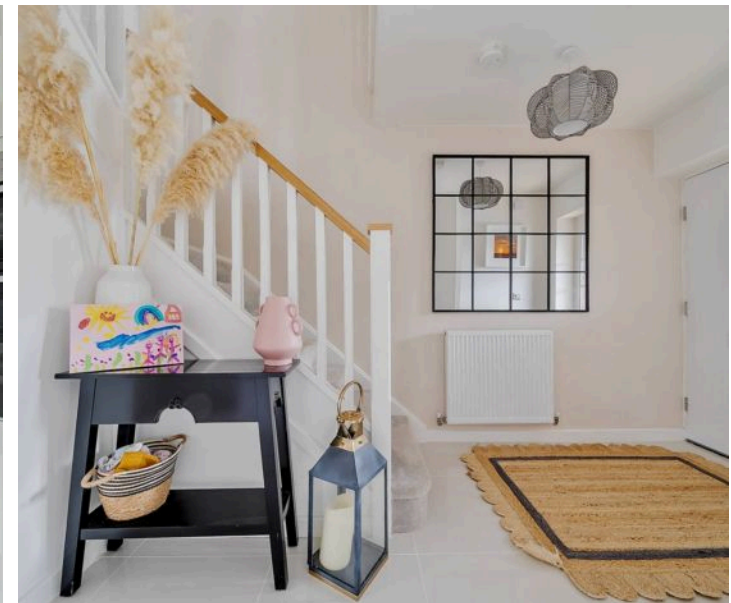
Tenure: Freehold

EPC Energy Efficiency Rating: B

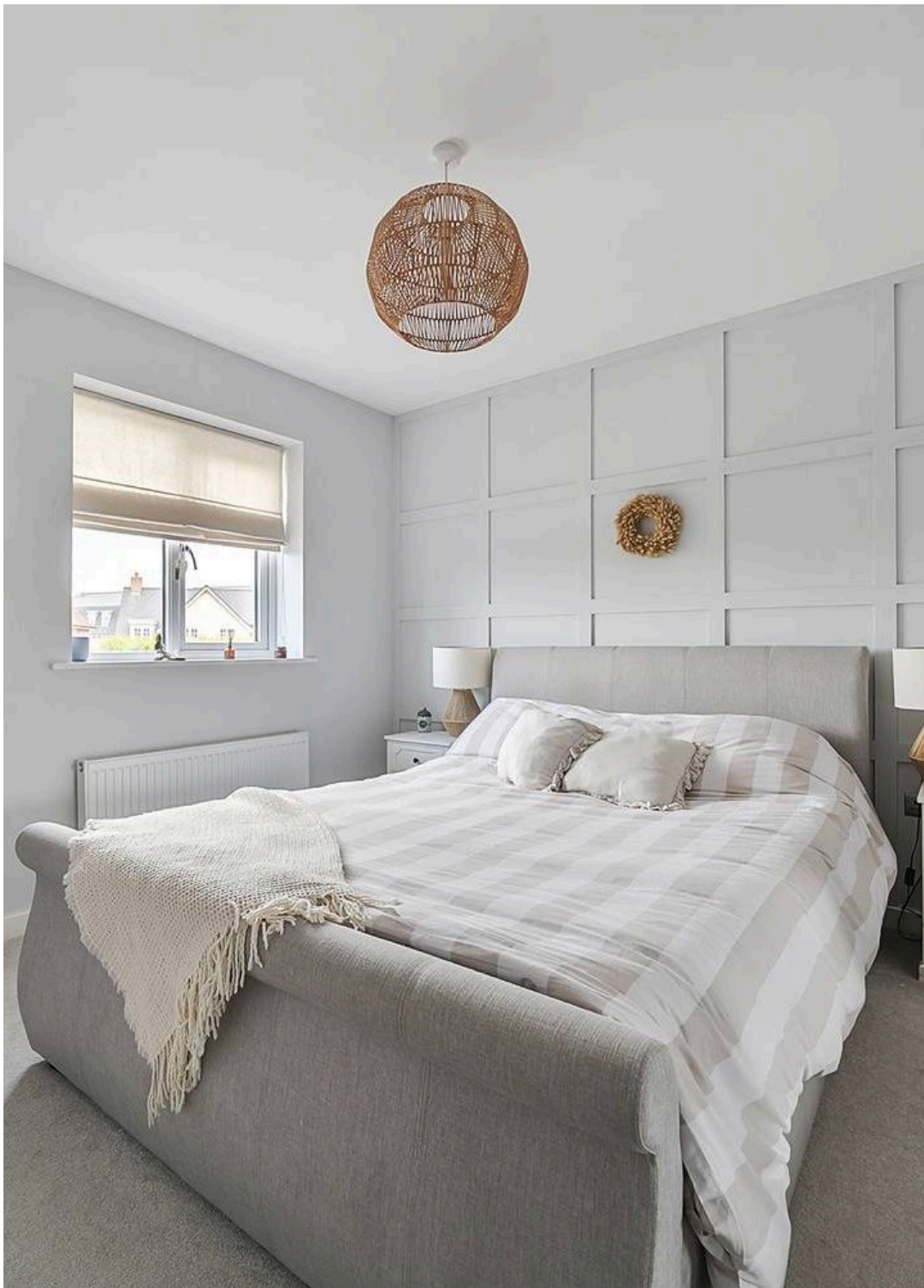
EPC Environmental Impact Rating: B

All Mains Services

- Approx. 1,657 sq ft of Total Space Including Garage
- Impressive Detached Family Home
- Four Double Bedrooms Including En-Suite to Bedroom 1 & 2
- Generous Open-Plan Kitchen / Dining / Breakfast Room
- Elegant Sitting Room with Bay Window
- Downstairs WC & Utility Room
- Driveway Parking & Integral Garage
- Stylish Interiors Throughout
- Cul-de-Sac Location
- Excellent Rail and Road Links to Bristol & Beyond







39 Wheatear Road

Yatton, Bristol

Tucked away on a quiet cul-de-sac in the heart of a sought-after Yatton development, this attractive stone-fronted detached home with double drive and well-maintained frontage instantly impresses with its curb appeal.

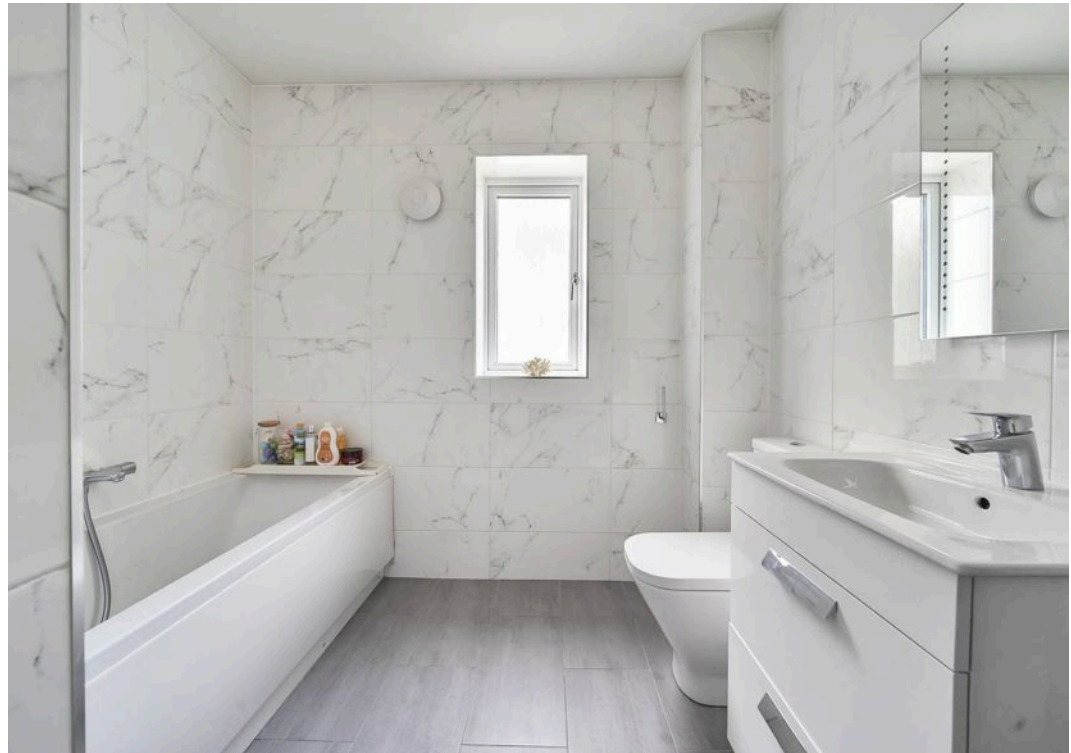
Step inside into a bright and welcoming hallway, where a sense of space and natural flow defines the ground floor. To your left, double doors open into the generous sitting room. With its classic bay window and soft neutral décor, this is a cosy yet elegant space—perfect for relaxing in the evenings or hosting guests.

Moving toward the rear of the home, you're greeted by a stunning open-plan kitchen, dining and breakfast area. The sleek kitchen is fitted with integrated appliances and ample modern wall and base units with contrasting worktops. There's plenty of room for a large dining table. French doors open onto the rear garden, flooding the space with natural light and creating a seamless link between indoor and outdoor living.

Just off the kitchen, a utility room provides handy space for laundry and additional storage, with access to the garden and garage. A downstairs cloakroom and under stairs storage cupboard adds further convenience to the ground floor.

Upstairs the spacious landing gives access to four well-proportioned bedrooms. The principal bedroom is a bright and airy room overlooking the garden with built-in wardrobe space, and a modern en-suite shower room.

Three further double bedrooms (one with en-suite shower room) are perfect for family life, guests, or a home office. Each bedroom benefits from pleasant natural light and clean, contemporary finishes. A large family bathroom with both a bath and a separate shower completes the upstairs accommodation.



Outside

To the rear, the private, fully enclosed garden offers the perfect balance of lawn and patio. Whether it's summer barbecues, kids playing, or simply enjoying a quiet morning coffee, this outdoor space provides a safe and sunny environment for all ages.

To the front, a double-width driveway offers parking for two vehicles and leads to an integral garage, offering excellent storage or potential for conversion (subject to permissions).

Location

The village of Yatton offers a fine range of shops, nurseries, schools, and supermarket, plus a variety of social and recreational facilities. The village falls within the catchment of the well-regarded Backwell School and has its own Primary School. A public transport service runs to and from Bristol and Weston-super-Mare and at Clevedon there is an M5 motorway access point to London and the Midlands. Yatton is also one of the few remaining villages to have retained its mainline commuter rail service, offering trains to both Bristol and a direct service to London Paddington from just 112 mins. Bristol Airport lies within easy reach just 8 miles away.

(All distances/times approx.)



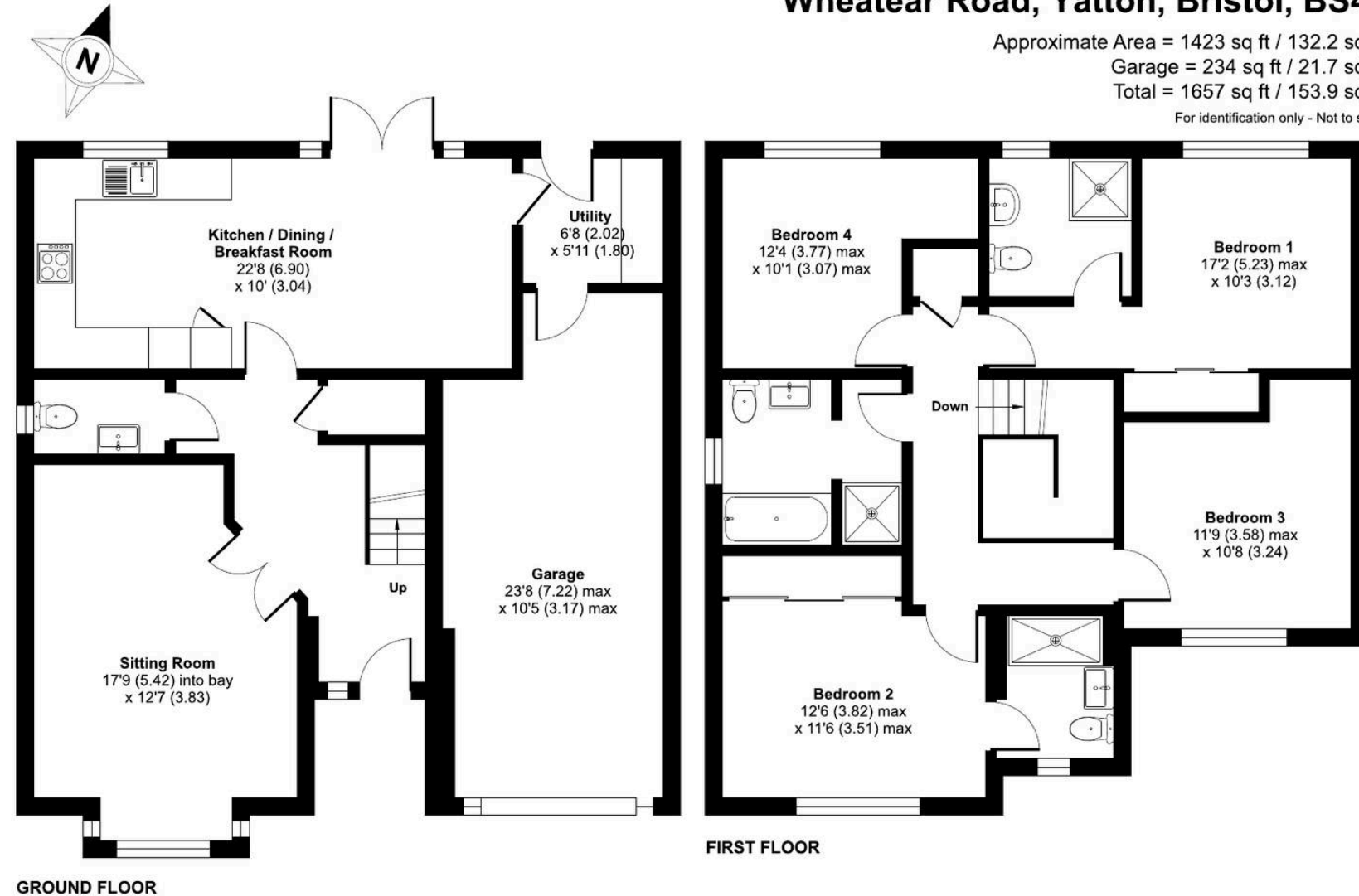
Wheatear Road, Yatton, Bristol, BS49

Approximate Area = 1423 sq ft / 132.2 sq m

Garage = 234 sq ft / 21.7 sq m

Total = 1657 sq ft / 153.9 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Robin King LLP. REF: 1289819

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