



317 Stowey Road

Yatton, Bristol

A beautifully presented 3-bedroom family home set in a popular North Somerset village with great amenities and mainline rail links to Bristol and beyond

Council Tax band: B

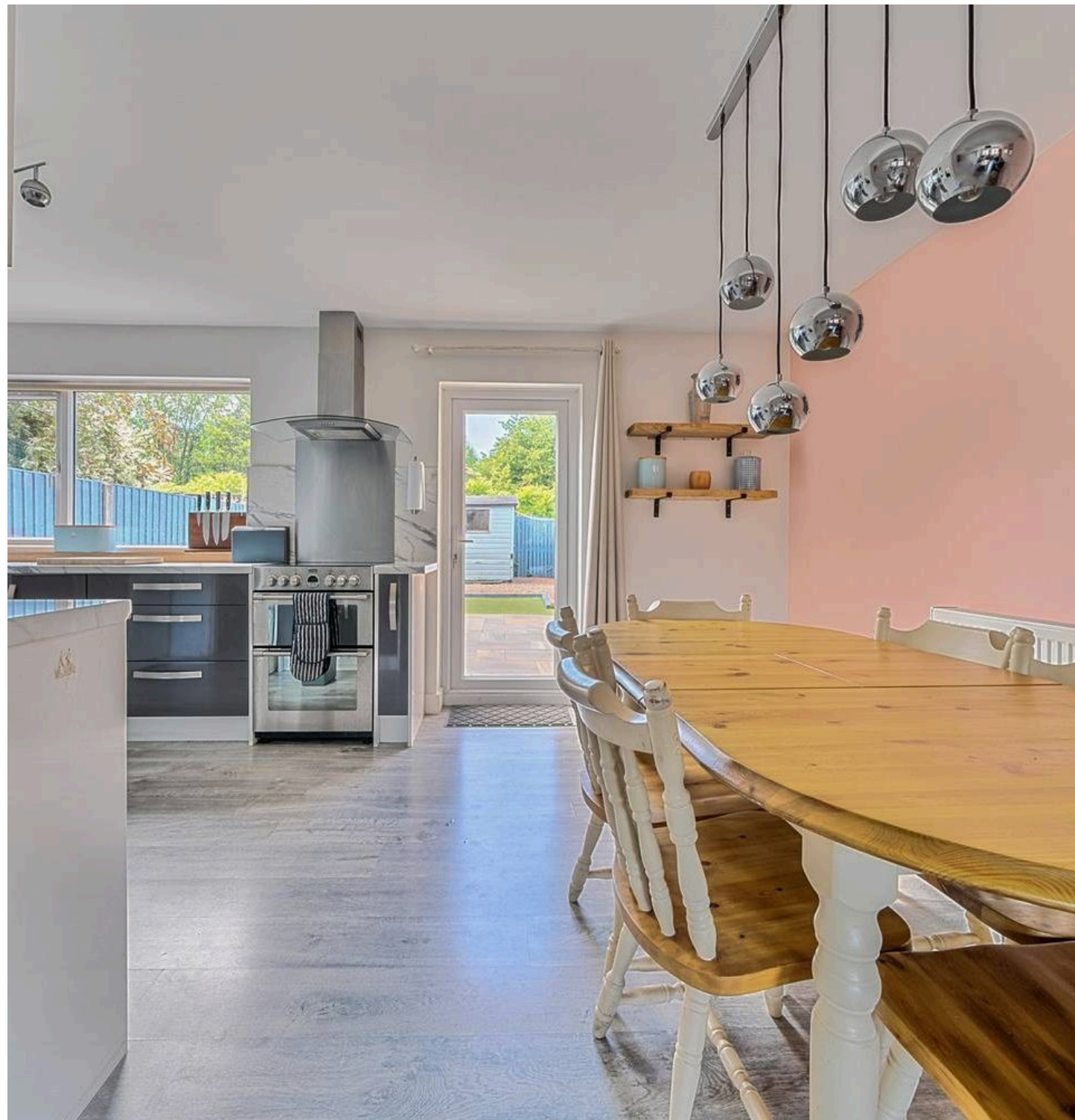
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

All Mains Services

- Approx 934 sq ft of flexible family accommodation
- Open plan kitchen/diner
- Downstairs cloakroom
- Three double bedrooms
- Private enclosed garden
- Driveway parking
- Modern stylish interiors
- Easy access to Bristol Airport, M5 and mainline railway services







317 Stowey Road

Yatton, Bristol

Situated in the heart of Yatton, 317 Stowey Road is a beautifully presented family home offering spacious and well-planned accommodation throughout.

On entering the property, you are welcomed into a generous hallway, complete with a large understairs area and a sizeable storage cupboard, ideal for coats, shoes, and everyday essentials. To the right is the sitting room, an impressively proportioned space filled with natural light from two front-facing windows. The room's inviting atmosphere is complemented by wood-effect flooring, which continues seamlessly throughout the ground floor, lending warmth and character to the home.

The sitting room flows effortlessly into the dining area and through to the kitchen, which can also be accessed directly from the hallway. The kitchen is stylishly fitted with sleek units and offers space for a fridge freezer and washing machine, along with an electric oven and hob. There's also ample room for a dining table, making it an ideal space for entertaining or family meals. A convenient downstairs WC completes the ground floor.

Upstairs, the property offers three generously sized bedrooms. Bedrooms two and three both benefit from built-in storage. The family bathroom is fitted with a bath and shower over, and there is also a particularly large airing cupboard housing the boiler, providing excellent additional storage.



Outside

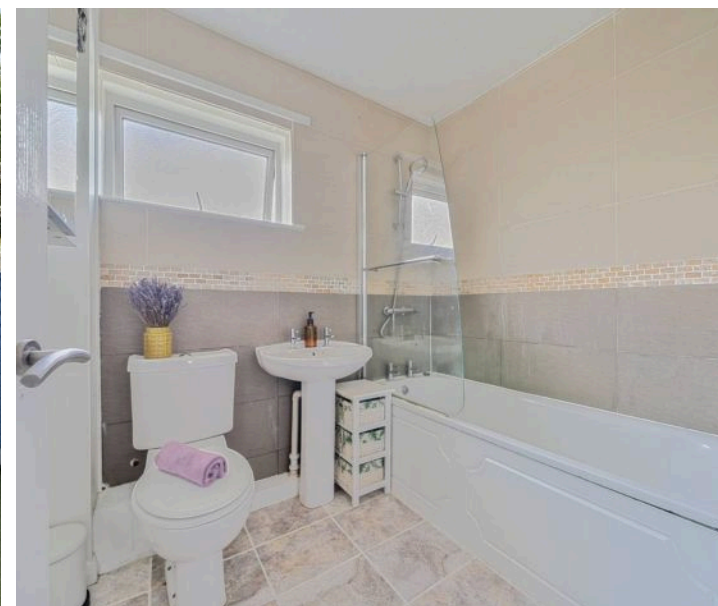
A door from the kitchen opens directly onto the garden, creating a seamless indoor-outdoor connection. The garden has been thoughtfully landscaped to include a large patio area, perfect for outdoor dining and entertaining, as well as an area of low-maintenance astroturf. A substantial shed provides additional storage, and a UPVC door gives access to a brick-built storage cupboard. A side gate offers convenient access to a rear parking area.

To the front, the property benefits from its own private driveway, offering off-street parking.

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.)



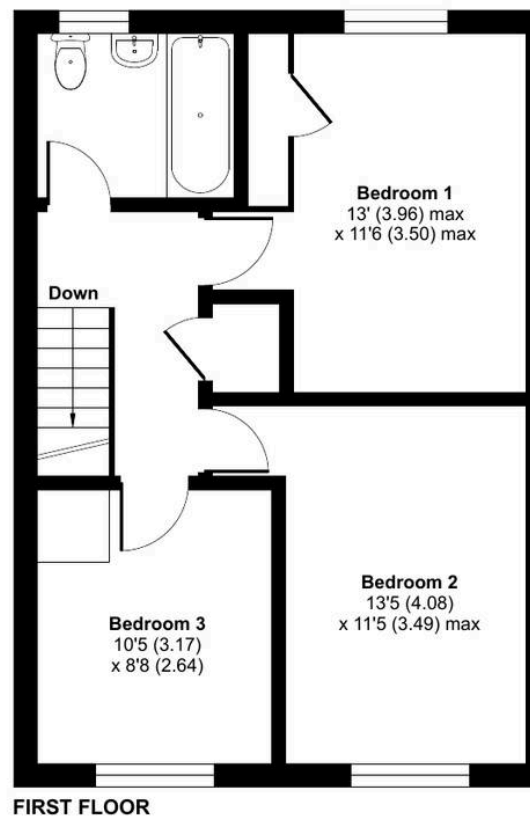
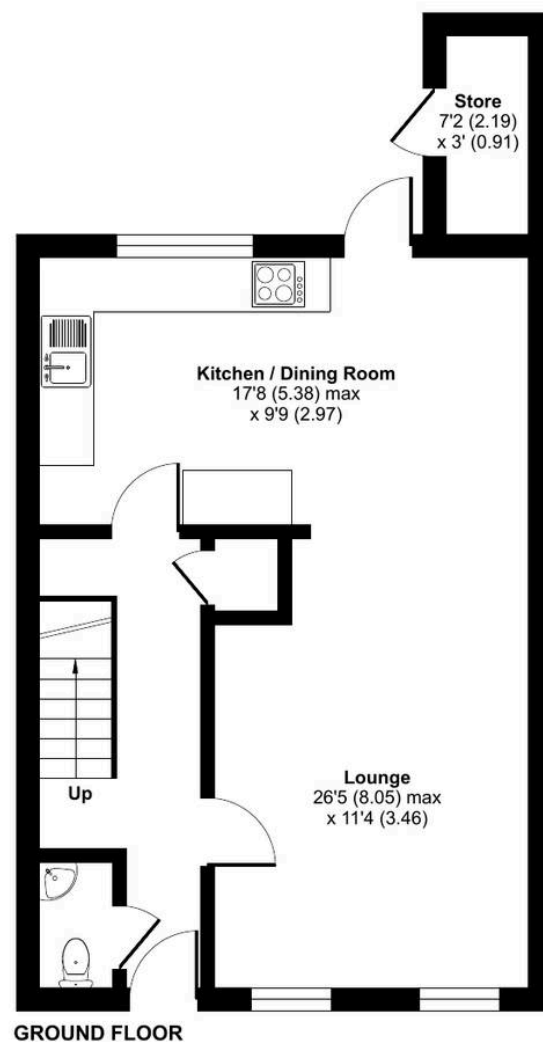
Stowey Road, Yatton, Bristol, BS49

Approximate Area = 934 sq ft / 86.7 sq m

Outbuilding = 21 sq ft / 1.9 sq m

Total = 955 sq ft / 88.6 sq m

For identification only - Not to scale



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: 1306466

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