



22 Strawberry Drive
Yatton, BS49 4GA

Robin King Estate Agents

22 STRAWBERRY DRIVE, YATTON, BS49 4GA

A 4 double bedroom semi-detached townhouse in the heart of Yatton with open plan living space, low maintenance garden and off-street parking.

APPROX 1175 SQ. FT ACCOMMODATION • 4 DOUBLE BEDROOMS • 3 BATHROOMS (1 EN-SUITE) • GARDEN • OPEN PLAN KITCHEN/DINER/LIVING ROOM • OFF STREET PARKING • SOLAR PANELS • EXCELLENT ENERGY EFFICIENCY RATING (B) • SHORT WALK TO LOCAL MAINLINE RAILWAY STATION • ACCESS TO M5 JCT 20 WITHIN 3.9 MILES (ALL DISTANCES ARE APPROX) •

22 Strawberry Drive is a semi-detached townhouse nestled in the heart of Yatton's modern Strawberry Fields development. Built in 2020 by Woodstock Homes, this modern property offers four double bedrooms, making it ideal for a growing family.

Entering the property, you are greeted by a welcoming entrance hall. To your right is a convenient downstairs cloakroom. Down the hallway, to the rear of the property, is the ground floor's main living area. The open plan lounge, kitchen, and diner is a light-filled space, thanks to the French doors that open to the rear garden. The modern fitted kitchen boasts a range of integrated appliances including oven, hob, and dishwasher. Ample storage is provided by the grey wall and base units and the worktops are a stylish marble effect. The kitchen flows seamlessly into the living/dining area making it perfect for both everyday cooking and entertaining friends and family.

Heading upstairs to the first floor, you'll find two generously sized double bedrooms, including the principal bedroom to the rear of the property with its own en-suite shower room. The family bathroom on this floor features a contemporary three-piece suite with bath. Continuing to the second floor, you'll discover two further double bedrooms, each offering comfortable living space and eaves storage access from bedroom 4. A convenient family shower room completes this level.





Outside – The property offers a low-maintenance rear garden, featuring artificial lawn, a patio area, and a composite deck - ideal for enjoying summer evenings. The front of the property is mainly laid with block paving, providing off-street parking for two vehicles.

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.



Important Notice:

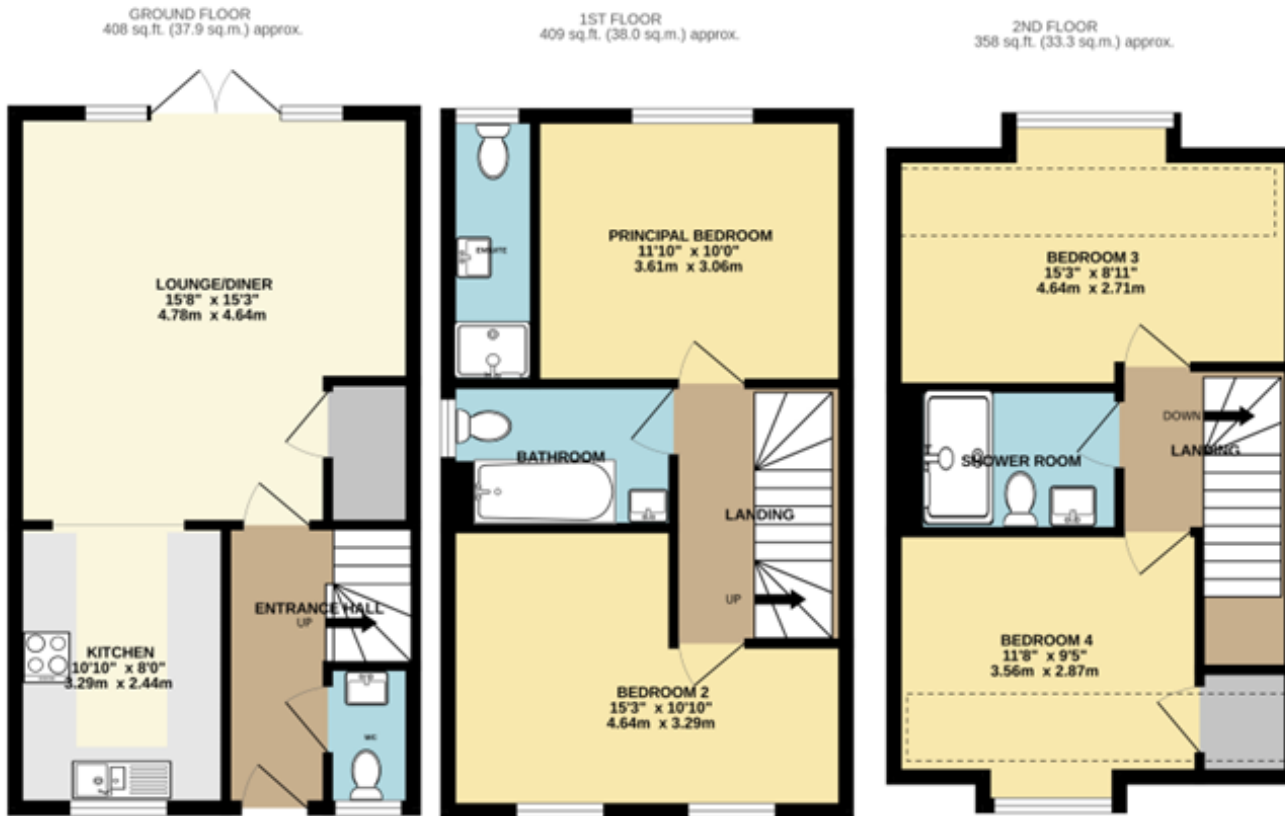
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract 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 – B

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND D** £2,058.42 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

AGENT NOTE – Please note there is an annual charge of £240 for maintenance charges.



TOTAL FLOOR AREA: 1175 sq.ft. (109.2 sq.m.) approx.

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.
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1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: post@robin-king.com Web Address: www.robin-king.com
Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT