



Elm Close, Yatton
£605,000





Bedrooms: 3

Bathrooms: 2

Receptions: 2

Tucked away at the end of its own private drive, 1a Elm Close is a superb three-bedroom detached bungalow built in 2015, occupying a generous and private plot in this peaceful Yatton setting. With landscaped gardens fully enclosed by fencing, ample parking, and a large double garage, the property offers both security and seclusion while remaining within easy reach of village amenities.

Inside, a welcoming hallway introduces the home, which has been meticulously maintained by its sole owners and finished to an excellent standard throughout.

To the right, the heart of the home is the impressive kitchen/diner. Vaulted ceilings and large windows create a wonderfully light and airy space, perfect for both family life and entertaining. The kitchen is fitted with modern units and integrated appliances, including a dishwasher, while the sink sits beneath a window overlooking the garden, bringing the outside in. There is ample space for a family dining table, and beyond the kitchen, a practical utility room with additional units and an integrated fridge freezer provides direct access to the garden.



From the hallway, the spacious sitting room is another standout feature, with a vaulted ceiling and generous proportions that create a bright, airy atmosphere. French doors open into the garden room, seamlessly connecting the two spaces. Adjacent to the sitting room, the versatile garden room provides an additional reception area with lovely views of the front garden.

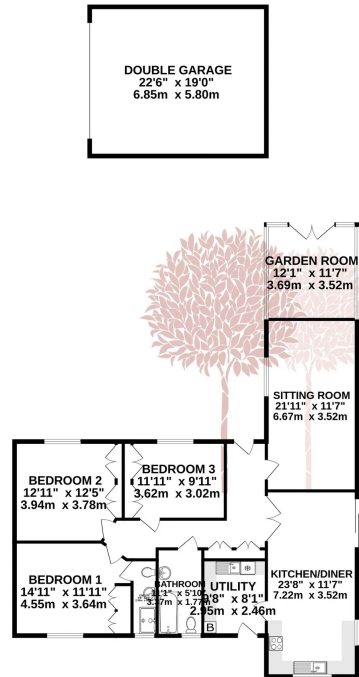
The bungalow offers three generously sized double bedrooms, each featuring built-in storage and beautifully finished solid wooden doors, reflecting the high level of attention to detail throughout the home. The principal bedroom is particularly spacious and benefits from a stylish en-suite shower room, while a well-appointed family bathroom serves the remaining bedrooms.

Outside, the gardens wrap around the property, providing a private and tranquil space for seating, entertaining, and planting, all fully enclosed by fencing for added security. The generous driveway offers ample parking and leads to a substantial double garage with electric doors, combining practicality with convenience.

1a Elm Close presents a rare opportunity to acquire a modern, thoughtfully designed bungalow in a peaceful yet conveniently located part of Yatton. Bright, spacious, and meticulously maintained, it offers a stylish and comfortable home, ready for its next owners to move straight in.



GROUND FLOOR
1885 sq.ft. (175.1 sq.m.) approx.



TOTAL FLOOR AREA: 1885 sq.ft. (175.1 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan compared to the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be done so with 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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Situation: The North Somerset village of Yatton lies south of Bristol within easy daily commuting distance, by rail or road, with M5 motorway junctions 20 (Clevedon) and 21 (Weston-super-Mare) each only 10 minutes' drive away. The village is extremely well served by a great variety of facilities, which include lots of shops including a supermarket, a chemist, doctors, church, library, restaurants, takeaways and pubs. There is a junior and infants' school within the village, and secondary schooling is available at nearby Backwell. Public transport includes regular bus services and the station which gives mainline railway access to Bristol and out to London Paddington on a regular basis. For the long distance traveller, Bristol International Airport is a short drive away, now with low cost air flights and an international service to the USA. The countryside around is mainly farmland and with the Mendip Hills, the Yeo and Chew Valleys to the south and east, providing a huge variety of country pursuits including walking, riding, sailing and fishing. The area has a number of first rate golf courses, and the 4-star Doubletree by Hilton Cadbury House hotel, restaurant, spa and fitness centre is situated on the edge of the village. can we add some of this into the features

Directions: Once entering Yatton via the B3133 follow the high street down till Chescombe Road is on your left. Follow Chescombe road down till Elm Close is on your right. Follow the road about half down and you should see a sign for 1A Elm Close with its own private drive leading up to the property.
What3words: ///fists.ascendant.inspected

