

## Kenn Moor Road, Yatton

£589,000

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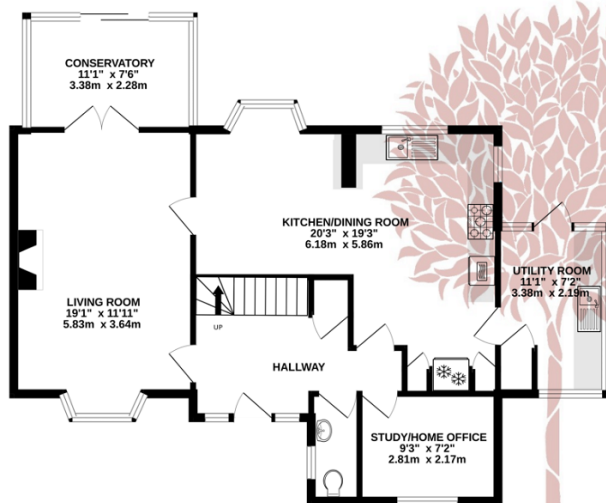
**DETACHED FAMILY HOME** - A superb modern detached house situated in a beautiful edge of village position backing onto picturesque Kenn Moor. Offered to the market with the benefit of no onward chain the property has four bedrooms, three reception rooms and wonderful garden.



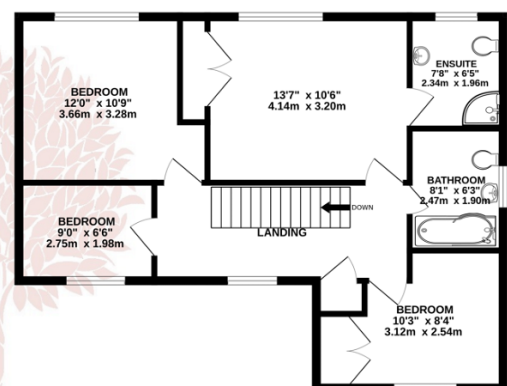
## Key Features

- Offered to the market with no onward chain complications
- Spacious versatile accommodation perfect for family life
- 19'0 bay fronted sitting room with French doors to a conservatory
- Home office/Study plus large utility room
- Beautiful well tendered garden with excellent privacy plus additional small paddock
- Super detached family home in a lovely edge of village position
- Four bedrooms with two well appointed bathrooms
- Open plan kitchen/dining room overlooking the garden
- Double garage and ample off street parking
- Council tax band F, EPC rating D

GROUND FLOOR  
833 sq.ft. (77.4 sq.m.) approx.



1ST FLOOR  
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA: 1487 sq.ft. (138.1 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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