



7 Skylark Grove, Yatton, BS49 4FY  
**£525,000**

Steven  
*Smith*





The popular Chestnut Park development, built by highly regarded Bloor Homes approximately five years ago, occupies an enviable position in the village of Yatton with views towards neighbouring countryside. With an attractive double fronted design, the spacious accommodation within is light, airy and styled in a contemporary manner, certain to appeal to a wide range of buyers including those with young or growing families. Set over two levels, the ground floor comprises welcoming sitting room, beautifully fitted kitchen with central island for casual dining and an additional spacious dining area for more formal dining and family mealtimes. In addition, this level benefits from a useful study and cloakroom. To the first floor, there are four double bedrooms, the master of which benefits from an en suite together with a contemporary family bathroom. Outside, the gardens have been arranged to be low maintenance allowing more time for relaxation and fun! With patio seating area, artificial lawn and pretty borders, this is the perfect place to sit and put your feet up in the warmer months! To the front, the property enjoys the convenience of off street parking and single garage, perfect for additional storage. The village of Yatton offers a bustling centre with a good choice of shops and amenities, a mainline railway station, excellent schools including the newly opened Chestnut Park Primary and

picturesque countryside walks at nearby Cadbury Hill. Such a truly special home is certain to attract strong interest!

### **Accommodation (all measurements approximate)**

#### **GROUND FLOOR**

Front door opens to the entrance hall, with stairs rising to first floor. Access to storage cupboard, wood effect floor. Utility CB housing washing machine and tumble dryer, with wall units and working surfaces.

#### **Cloakroom**

Comprising toilet and sink. Obscure window to side.

#### **Kitchen/Diner 13'7" max 10'8" min x 27'3"**

Beautifully fitted with a range of wall and base units with working surfaces and centre island with breakfast bar. Includes electric oven and grill, full sized fridge, dishwasher, induction hob. Dining area with space for large table. Window to front, door to side and double doors to rear garden. Wood effect floor throughout.

#### **Sitting Room 15' 10" x 11' 11" (4.82m x 3.63m)**

A bright sitting room with double doors opening onto the rear garden.

#### **Office 8' 4" x 7' 7" (2.54m x 2.31m)**

A useful home office or study. Window to front.

#### **FIRST FLOOR**

**Landing.** Access to storage cupboard and loft hatch.

#### **Bedroom 1 13' 1" x 11' 11" (3.98m x 3.63m)**

Double bedroom with fitted wardrobes and access to ensuite shower room. Window to rear.

#### **En-Suite**

With suite comprising toilet, sink and shower unit with mains shower over. Tile effect floor, extractor fan, obscure window to rear.

#### **Bedroom 2 10'11 max 8'9 min x 14'7 max 10'11 min**

Double bedroom, window to front providing stunning views of the local countryside.

#### **Bedroom 3 11' 10" x 9' 7" (3.60m x 2.92m)**

Double bedroom with fitted wardrobes, window to front offering the same views as Bedroom 2.

#### **Bedroom 4 12' 2" x 8' 8" (3.71m x 2.64m)**

Double bedroom, window to rear.



### **Bathroom**

With four piece suite comprising toilet, sink, bath and shower cubicle with mains shower over. Tiled floor, partially tiled walls, extractor fan, obscure window to side.

### **OUTSIDE**

From Skylark Grove, a driveway offers off-road parking and leads to the single garage and side access to the rear garden.

### **Rear Garden**

Primarily laid to artificial lawn with well manicured borders and a patio area for entertaining.

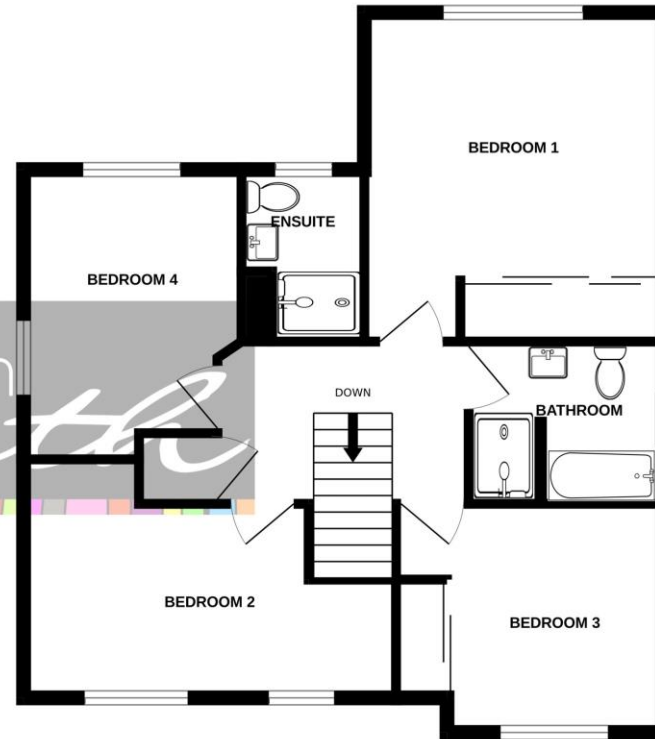
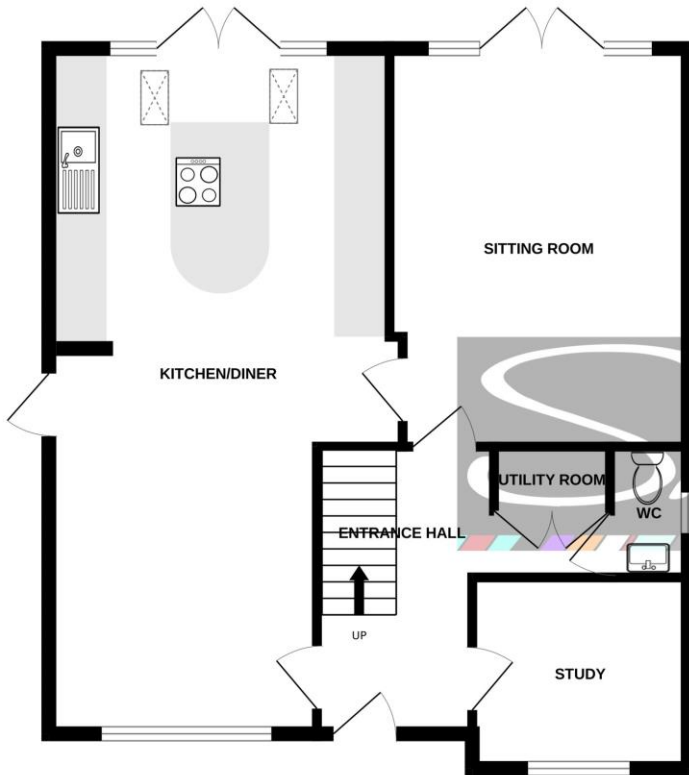






GROUND FLOOR

1ST FLOOR



Detached House



Freehold



4



Garden



2



E



2

**EPC**

A



Gas Central Heating



Garage and Parking

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.  
Made with Metropix ©2024







**Health & Safety Statement**

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

**Please Note**

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

A: 12 The Triangle, Clevedon, North Somerset BS21 6NG  
T: 01275 877771 W: [stevensmithhomes.co.uk](http://stevensmithhomes.co.uk)  
E: [steven@stevensmithhomes.co.uk](mailto:steven@stevensmithhomes.co.uk) FB: @stevensmithhomes

Steven Smith Town & Country Estate Agents Ltd. Registered Address: 12 The Triangle, Clevedon, North Somerset BS21 6NG. Registration Number: 7177353. Registered in England & Wales

