



131 Moorhen Road, Yatton, BS49 4FU
£359,950

Steven
Smith

This modern semi detached house in Yatton offers a stylish and comfortable living space, perfect for families or professionals. The property features a spacious and bright living area, designed for both relaxation and entertaining. A contemporary kitchen diner is fitted with quality appliances and sleek finishes, providing a functional yet elegant cooking space. Upstairs, the three well proportioned bedrooms offer ample space, with the master bedroom benefiting from built in storage and a stunning en suite. A modern family bathroom and additional downstairs cloakroom add convenience. The rear garden provides an ideal outdoor retreat, while off street parking and a single garage ensures easy accessibility. Located in a sought after area, the home is within close reach of local amenities, excellent transport links and scenic countryside walks. A must view!

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to:

Hall

Wood effect floor, stairs to first floor. Door opens to:

Sitting Room 14' 6" x 12' 1" (4.42m x 3.68m)

Measurements exclude an understairs cupboard. Window looking out to front, wood effect floor. Door opens to:

Kitchen/Diner 12' 0" x 11' 11" (3.65m x 3.63m)

Beautifully fitted with a range of high gloss wall and base units with working surfaces, sink with mixer tap, electric four ring hob with contemporary extractor hood, electric oven, space for a fridge/freezer, integrate dishwasher, tiled splashbacks, wood effect floor, spotlights, french doors to the rear garden, space for a dining table. Opening to:

Utility Area 6' 5" x 3' 6" (1.95m x 1.07m)

With base units with work surface, plumbing for washing machine, access to the Ideal gas fired combination boiler, wood effect floor. Door opens to:

Cloakroom

White suite of WC, washhand basin, wood effect floor, extractor fan.

FIRST FLOOR

Landing. Access to loft space.

Bedroom 1 11' 3" x 9' 8" (3.43m x 2.94m)

Measurements include a built in mirror fronted wardrobe. Window overlooking the rear garden.

En-Suite

Beautifully fitted with a three piece white suite of WC, washhand basin, king size shower cubicle with mains shower, obscure window, wood effect floor, extractor fan.

Bedroom 2 10' 2" x 8' 9" (3.10m x 2.66m)

Window looking out to front.

Bedroom 3 6' 11" x 6' 8" (2.11m x 2.03m)

NB. Measurements include an overstairs cupboard which is currently being used as a wardrobe. Window to front.

Family Bathroom

Beautifully fitted with a three piece white suite of WC, washhand basin, bath with handheld shower attachment, partially tiled walls, wood effect floor, obscure window, extractor fan.

OUTSIDE

From Moorhen Road there is immediate access to the front via a small pathway leading to the front door, the front garden is laid to small shrubs. To the right hand side there is then a tandem driveway leading to the single detached garage.

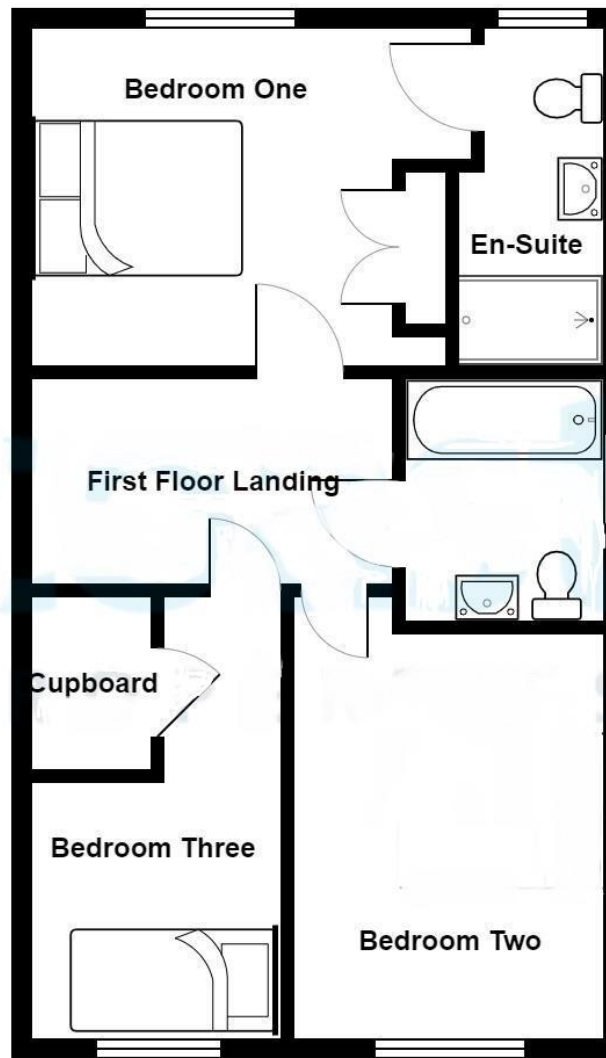
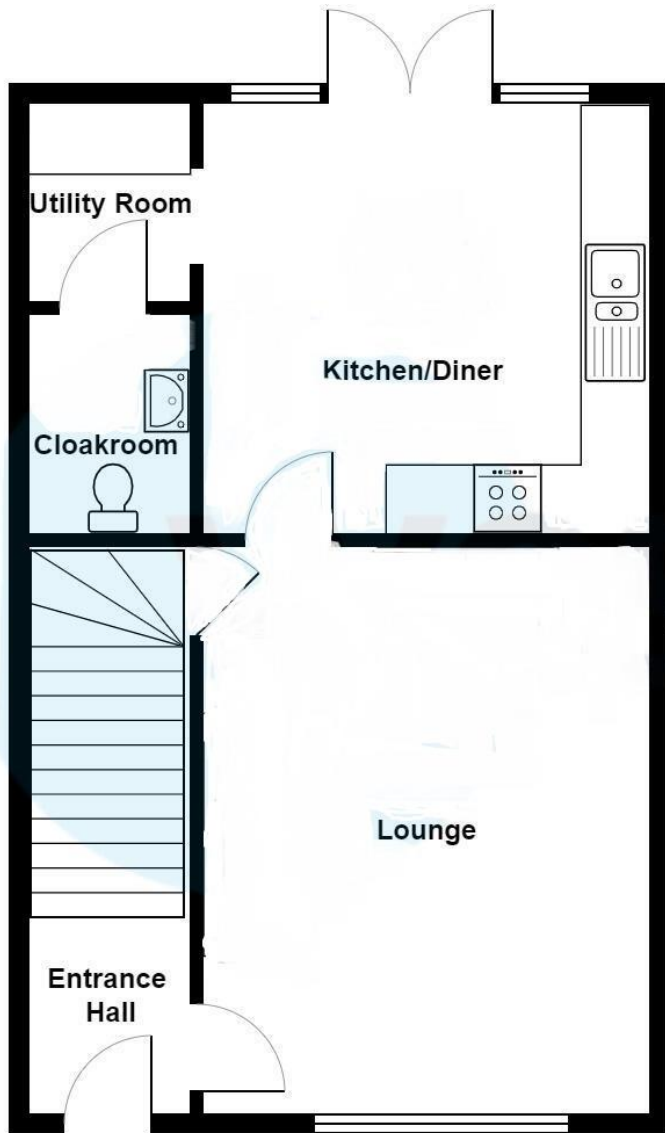
Rear Garden

The rear garden is of a generous size and immediately outside of the property is a patio, a level lawn then leads to a stone shingle area, again ideal for further outdoor seating. Around the back of the garage there is a small area and the garden is bound by a mixture of close board and panelled fencing. Outside water tap, lockable side gate giving access to the driveway and the detached garage.









Total Area: 84.8 m²

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.



Semi Detached House



Freehold



3



Garden



2



C



1

EPC

B



Gas Central Heating



Garage and Parking



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.

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