

50 Moorhen Road Yatton BS49 4FP

£460,000

marktempler

RESIDENTIAL SALES





Property Type

House - Detached



How Big

1075.60 sq ft



Bedrooms

4



Reception Rooms

2



Bathrooms

2



Warmth

Gas central heating



Parking

Off-street & garage



Outside

Front & rear



EPC Rating

B



Council Tax Band

E



Construction

Traditional



Tenure

Freehold

A modern detached family home, situated within Chestnut Park in the North End of Yatton. 50 Moorhen Road was constructed by Bloor Homes to the Hallam design and still benefits from the remainder of a 10-year structural warranty providing peace of mind for the next owner. This popular design offers well-balanced and thoughtfully planned accommodation, ideally suited to both modern family life and professional living. You are welcomed into an entrance hall which immediately sets the tone for the property, providing access to a convenient downstairs cloakroom and a useful utility cupboard, a practical addition so often missed in modern designs. The sitting room is positioned to the front of the property and offers an inviting and comfortable space, ideal for relaxation, with generous proportions allowing for a variety of furniture layouts and further enhanced by attractive fitted shutters to the window, adding both character and practicality. To the rear, the kitchen/dining room forms the true heart of the home, designed for both everyday living and entertaining. The kitchen is well-appointed with modern units and integrated appliances, flowing seamlessly into a dining area with ample space for a family table and French doors leading directly to the garden, allowing natural light to flood the room and making this an ideal space for entertaining and everyday family life. Stairs rise to the first floor where the principal bedroom enjoys the benefit of its own en-suite shower room, while three further bedrooms are served by a contemporary family bathroom. The layout ensures excellent separation and flexibility, making it suitable for growing families, home working, or guests.

The rear garden is a particularly attractive feature of the property, offering a well-proportioned and thoughtfully landscaped outdoor space ideal for both relaxation and entertaining. Laid predominantly to a level lawn, the garden is neatly framed by established shrub and flower borders, providing colour, texture and a good degree of privacy throughout the seasons. Positioned to one corner is a paved seating area, perfectly suited for alfresco dining or summer gatherings, with ample space for outdoor furniture, along with a further patio seating area that is accessed from the kitchen diner. Thoughtful planting and small trees create a pleasant backdrop, while timber fencing encloses the garden, ensuring a secure and sheltered environment. A secure gate provides access to the driveway where you have off-street parking for two vehicles in front of the garage. The garage has been altered inside to now offer two separate spaces, one currently being used as a gym, the other for storage. Planted beds to the front of the property flank a pathway that leads to the main entrance.

Moorhen Road forms part of the attractive Chestnut Park development, a well-regarded location within the vibrant North Somerset village of Yatton. The development enjoys a peaceful, family-friendly environment with a variety of green spaces, play areas, and easy access to open countryside. Yatton itself provides a comprehensive range of local amenities, including shops, cafés, and well-regarded schools. For commuters, Yatton's mainline railway station offers regular direct services to Bristol, Bath, and London Paddington, while the A370 and M5 motorway are easily accessible for travel throughout the region. The surrounding area also boasts a wealth of leisure opportunities with countryside walks, nearby coastal paths, and access to the Mendip Hills Area of Outstanding Natural Beauty.







Four bedroom detached house on the popular Chestnut Park in Yatton



HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.



About this property

TENURE

Freehold with an annual estate charge of £418.96

UTILITIES

Mains electric

Mains gas

Mains water

Mains drainage

HEATING

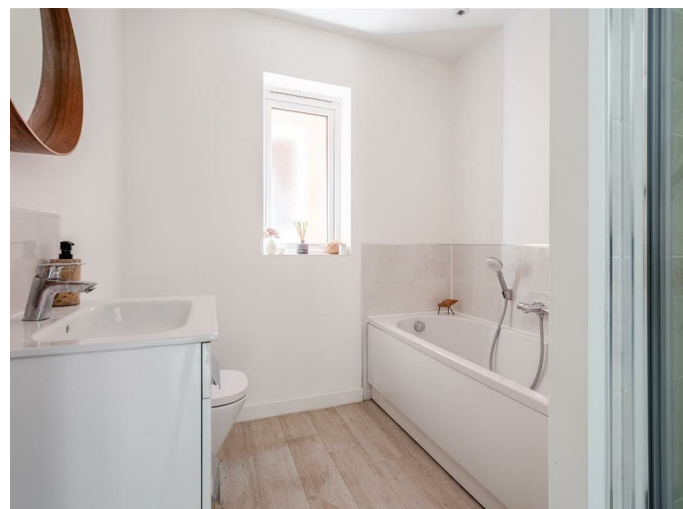
Gas-fired central heating

BROADBAND

Ultrafast broadband is available with the highest available download speed 2000 Mbps and the highest available upload speed 2000 Mbps.

This information is sourced via checker.ofcom.org.uk, we advise you to make your own enquiries.

If an information source is not named, then it has been provided by the sellers of the property and is accurate to the best of their knowledge.



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Total area: approx. 99.9 sq. metres (1075.6 sq. feet)

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.

Plan produced using PlanUp.