



Cadbury Farm Road, Yatton
£425,000



debbie fortune
ESTATE AGENTS www.debbiefortune.co.uk



Bedrooms: 4

Bathrooms: 3

Receptions: 2

Sympathetically extended in recent years, this well balanced family home occupies a generous position with a quiet well regarded cul de sac, ideal for those with younger children, with the convenience of village amenities and primary school within a short distance.

This four bedroom semi detached house offers both space and light with generous off street parking to the front and a good sized garden that wraps around the property to two sides. Modernised and extended, the accommodation is arranged over two floors and comprises a spacious entrance hall with a stunning oak floor and useful understairs cupboard. To the left of the hallway lies the spacious kitchen/breakfast room, a light and airy triple aspect room with chic modern shaker styled units and a quality granite counter top over. There is space for an American style fridge freezer, twin integrated eye level Neff ovens and an integrated dishwasher and the continuation of oak flooring to match the entrance hallway. To the rear of the kitchen area is a great space for a family dining table and bi-folding doors to the garden.



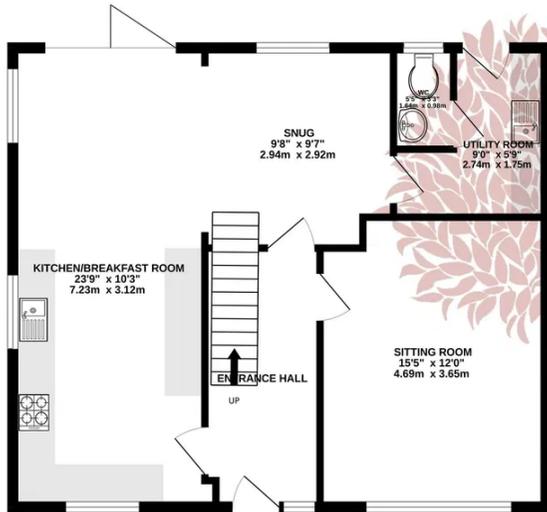
The side of the dining area is open to family/seating area, perfect for children to relax after tea, but also a second sitting space for families to congregate. Beyond the sitting area is a door leading to a useful utility room and a handy ground floor cloakroom. The sitting room features a large window to the front aspect, oak flooring and plenty of space for large sofas and armchairs.

On the first floor you will find four bedrooms and two bathrooms, three of the bedrooms are excellent sized double rooms including a fantastic master bedroom with a vaulted ceiling flooding the room with natural light through its two well positioned Velux windows. The master suite also benefits from a great sized walk in en-suite shower with modern fixtures and contemporary tiles. The three remaining bedrooms share use of family bathroom which is fitted with a white suite, again with attractive features tiles and a heated towel rail.

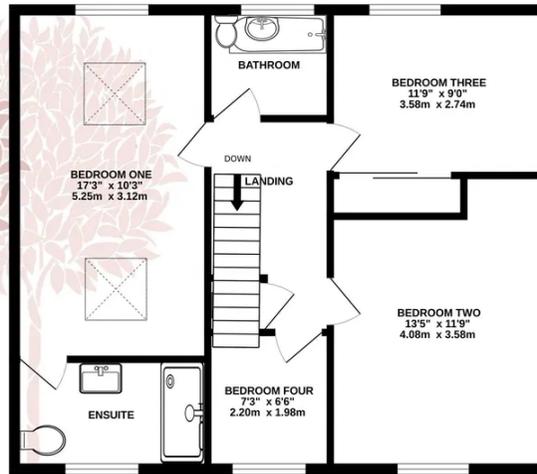
Outside, the property benefits from a private secure rear garden that also extends down the south boundary. Mainly laid to lawn with areas laid to a flagstone patio, an ideal space to entertain during summer months. Contemporary fencing not only adds privacy but also a chic feature to the outdoors. The front is laid to block paving providing off street parking for numerous vehicles with a mature shrub bed.



GROUND FLOOR
696 sq.ft. (64.7 sq.m.) approx.



1ST FLOOR
696 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA : 1393 sq.ft. (129.4 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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What we love about this property... The property sits in a lovely quiet cul sac, perfect for those with young children, and the light filled accommodation makes it a friendly, happy house for a family to enjoy.

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.

Directions: From our office in Congresbury head towards Yatton, at the brow of the hill, past Cadbury hotel turn then turn left onto Mendip Road, follow the road round and then turn left onto Cadbury Farm Road, where number 14 can be found on the right hand side, on the corner.
What3Words: ///chucked.wrenching.fake

Material Information: This property operates on gas central heating. Council tax band: D EPC Rating: D

