



84 Wemberham Lane, Yatton, BS49 4BP
£309,950

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Imagine coming home to a space that feels instantly welcoming, where modern design meets the effortless ease of country edge living. Built in 2022, this beautifully crafted contemporary two bedroom sanctuary feels exceptionally bright, spacious and perfectly aligned with a busy modern lifestyle.

From the moment you step inside, the home embraces you with a sense of quality and warmth, accented by beautiful oak doors and premium finishes. The heart of the home is its fluid, open plan ground floor, a sun flooded, dual aspect kitchen and dining area that flows seamlessly into a generous sitting room. Whether you are hosting a lively dinner party, cooking a weeknight meal, or curling up with a book, this sociable space adapts effortlessly to your mood. Step through the rear doors into your own private oasis.

The low maintenance, landscaped garden is designed entirely for relaxation rather than chores. A paved patio spans the back of the house, offering the ultimate setting for morning coffees, summer barbecues, or evening drinks under the stars, while the crisp artificial lawn stays green and pristine all year round.

Even better, the home is equipped with eco friendly solar panels, giving you the peace of mind of free electricity and lower running costs.

Upstairs, the sense of space continues with two well proportion double bedrooms. The principal bedroom serves as a peaceful retreat, treating you to far reaching views over the neighbouring countryside, a

beautiful reminder of your rural surroundings every morning.

Perfectly situated on the fringes of Yatton, the location strikes a rare balance between village charm and commuter convenience. A short walk brings you to the mainline railway station for direct links to Bristol, London, and the West Country, while local boutiques, cosy cafes and country walks are all just minutes away. Complete with side by side driveway parking for two cars, this is a home that lets you live sustainably, stylishly and comfortably without compromise.

Accommodation (all measurements approximate) GROUND FLOOR

Front door opens to:

Hallway

A light and airy space with stairs to first floor, understairs storage, window to front.

Cloakroom

Suite of WC, washhand basin with storage below, tiled effect floor, extractor fan.

Open Plan Living

Sitting Area 16' 7" x 10' 11" (5.05m x 3.32m)

With a window and set of french doors opening to the rear garden and opening to:

Kitchen/Diner 14' 5" x 9' 5" (4.39m x 2.87m)

Beautifully fitted with a range of shaker style wall and base units with working surfaces, stainless steel sink with mixer tap, electric oven with four ring electric hob and contemporary extractor hood. Integrated slimline dishwasher and fridge/freezer. Spotlights,

wood effect floor, window looking out over the front drive and second window to side, space for a dining table.

FIRST FLOOR

Landing. Access to loft space.

Bedroom 1 13' 1" x 9' 6" (3.98m x 2.89m)

A lovely master bedroom with two windows looking out onto Wemberham Lane. Measurements exclude a built in wardrobe.

Bedroom 2 10' 4" x 9' 6" (3.15m x 2.89m)

A second generous double bedroom with window to rear.

Bathroom

Beautifully fitted with a three piece white suite of WC, washhand basin, shower bath with mains shower and glass shower screen door, partially tiled walls, tiled effect floor, chrome ladder radiator, obscure window, extractor fan.

OUTSIDE

From Wemberham Lane a block paved driveway provides off road parking for two cars and leads to the front door. To the right hand side of the property a lockable gate gives access to:

The Rear Garden

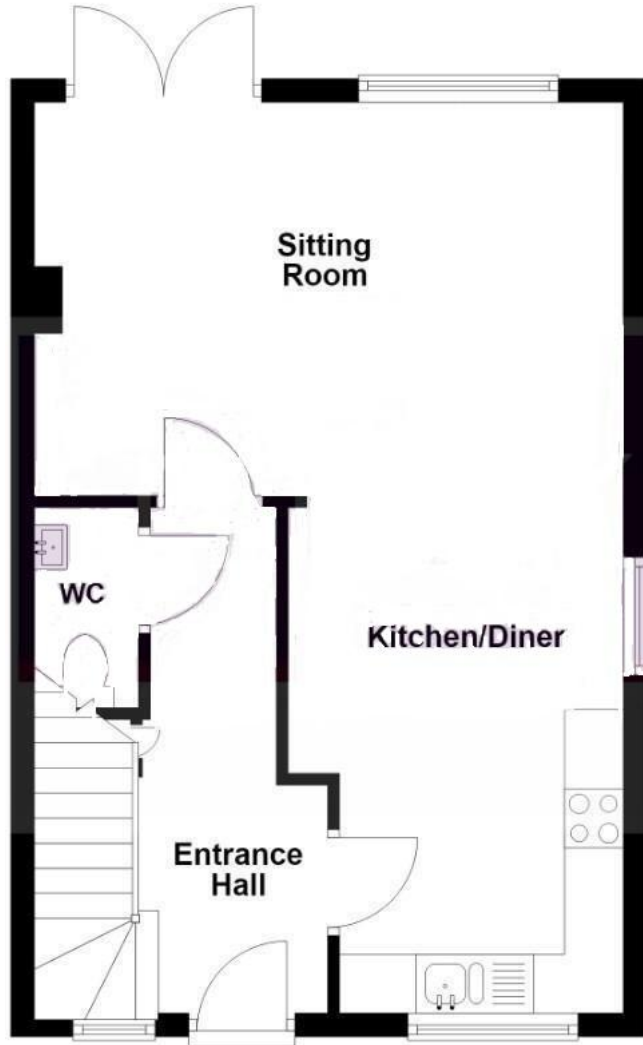
The rear garden is well enclosed and immediately outside of the property there is an Indian sandstone patio that extends down the side of the property leading to the front. This then opens to an area of artificial lawn and this space is ideal for freestanding flower pots. There are two wooden outbuildings, one being used as a home office and the other one can be used for storage etc.





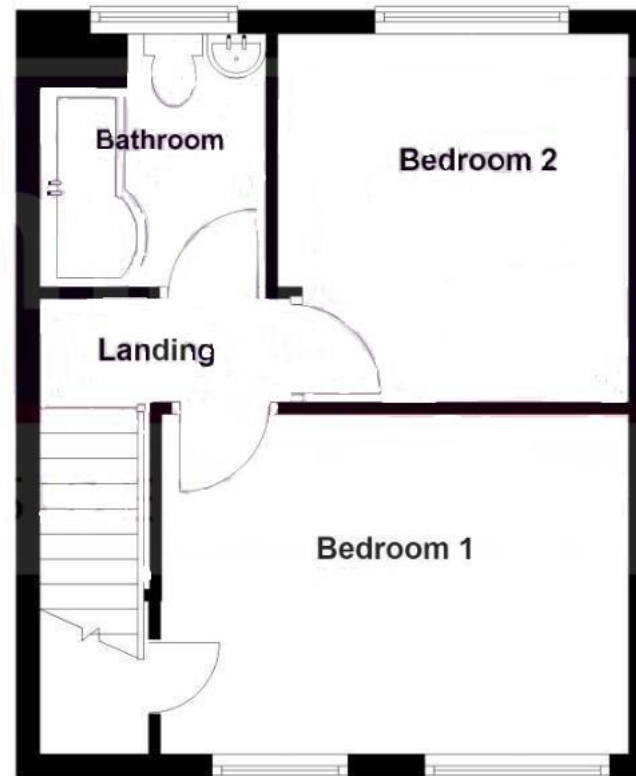
Ground Floor

Approx. 38.8 sq. metres (417.1 sq. feet)



First Floor

Approx. 30.6 sq. metres (329.9 sq. feet)



Total area: approx. 69.4 sq. metres (747.0 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.



End Terrace House



Freehold



2



Garden



1



B



1

EPC B



Gas Central Heating



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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