



Mendip Road, Yatton

£500,000



debbie fortune

ESTATE AGENTS

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Bedrooms: 3

Bathrooms: 2

Receptions: 2

Thoughtfully extended over recent years this beautifully presented detached chalet style home offers buyers a wonderful opportunity to purchase a versatile family home with a lovely west facing garden, generous off street parking and a useful single garage.

The property sits central to its plot with two attractive brick paved driveways providing more than ample off street parking for several vehicles, and even a caravan or boat if desired. Upon entering the property the excellent natural light that it enjoys is immediately apparent and creates a fantastic first impression. To the left of the hallway lies the first of three good sized bedrooms, a generous double room with fitted wardrobes and attractive decor. The kitchen/breakfast room is next on the left, another wonderful sized room which is fitted with a substantial range of modern cream gloss wall and base units with features under pelmet lighting and retro styled handles. The kitchen features a range style gas cooker, plumbing for a dishwasher, slim line wine cooler and space for a fridge/freezer, as well as plenty of room for a family sized dining table. The dual aspect windows and feature lighting both provide excellent illumination to the room. A door to the side of the kitchen leads you through into a handy utility room with further storage units, sink and pedestrian door to the side garden.



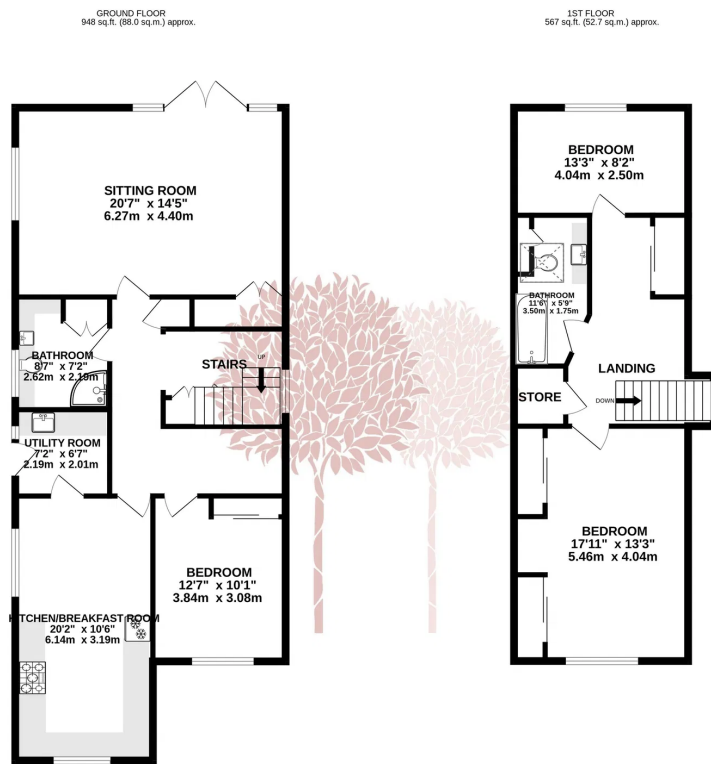
Central to the house, a neat staircase rises to the first floor with bookshelves and storage below, opposite the stairs is the first or two bathrooms within the house, a smart shower room with a walk in shower cubicle, low level w.c and vanity wash hand basin, there is a heated towel rail, ceramic floor tiles and a south facing window. Completing the ground floor accommodation is the superb dual aspect sitting room which has French doors to one end leading out to the sunny west facing garden and lots of room for soft seating and even a dining table if desired. There is also a useful storage cupboard, ideal for storing board games, electrical equipment or even your wine collection.



Moving onto the first floor, a spacious landing area greets you and has a large fitted wardrobe and space for a small desk if desired. To the front is the principal bedroom, a great sized double room with attractive bespoke fitted wardrobes along one side. To the rear of the first floor and overlooking the garden and open fields is a second double bedroom, a perfect guest or teenagers room.



Finally, completing the first floor accommodation is the second bathroom, a superb contemporary bathroom fitted with a luxurious white suite and separate shower cubicle. There is a handy chrome heated towel rail, vanity storage units and a Velux window to the side.



TOTAL FLOOR AREA: 1515 sq.ft. (140.7 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in measurement. 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 is made as to their operability or efficiency can be given.
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Outside, the property features a beautiful flower filled private garden to the rear which enjoys a superb open westerly aspect. There is a well positioned sun terrace just outside the rear of the house, ideal for soaking up the afternoon and evening sun. A good sized summer house is perfect for a hobby/craft room, or just for storing garden equipment, and to the side of the house through a rose filled arbour is a second area of garden which features two raised vegetable beds, a greenhouse, another smaller shed and patio. You can also access the second driveway from here.

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: Travelling into Yatton from the Congresbury direction, turn left into Mendip Road (just past Cadbury House on the right). Continue along Mendip Road and you will eventually see No. 241 on the right hand side.

What3Words: ///caves.frantic.slant

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

