



Strawberry Drive, Yatton
£465,000





Bedrooms: 4

Bathrooms: 3

Receptions: 2

This fantastic contemporary home is set in a lovely position close to excellent local amenities, schools, and wonderful countryside walks.

The property makes a striking first impression with its sleek brick elevations, soft coat anthracite windows, and modern square bay window. A neat hung porch shelters the front door, which leads you into a smart and wide entrance hallway. To one side of the hallway, there is a useful ground floor cloakroom, and to the other, access into the living room.



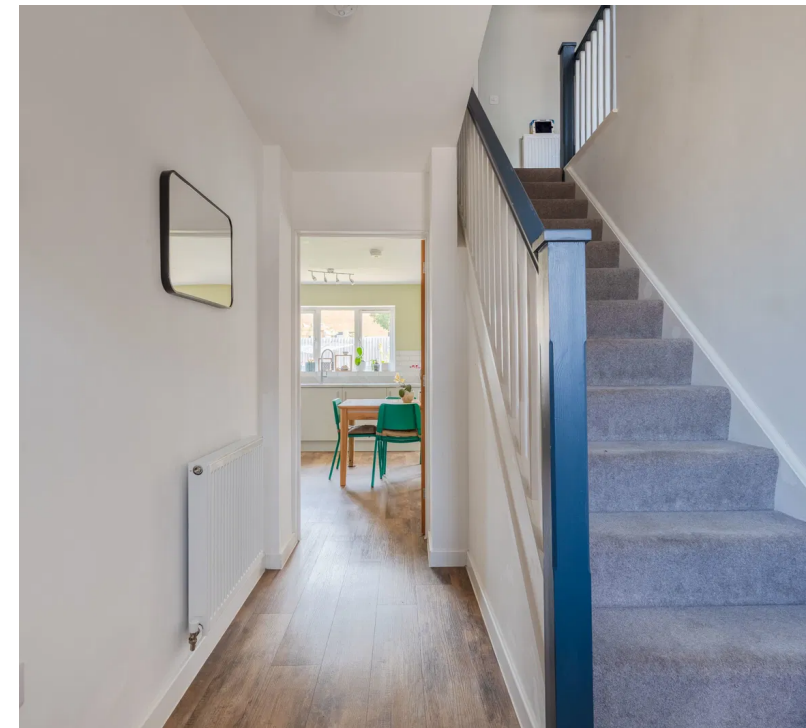
The living room is bathed in excellent natural light from its south-facing bay window and is a fantastic, stylish room for all the family to relax in. The ground floor features quality LVT flooring throughout.

To the rear of the hallway lies the superb 25'0" kitchen/dining/family room. Without question, it is the social hub of the property, fully fitted with a range of quality wall and base units, complemented by a contrasting laminated worktop and upstand.

The kitchen units feature soft-close doors and drawers, with a 1½ bowl sink and chrome mixer tap, an integrated double oven with a four-burner gas hob and extractor. There is also an integrated fridge/freezer and provision for other white goods. Central to the room, there is plenty of space for a family-sized dining table with room for a soft seating area to the side.

Our current vendors have enhanced the room with the addition of an atomized water vapour feature fire, which is remotely controlled and offers different light settings. To the rear of the room is a large picture window plus a pair of French doors that flow out to the rear garden.

There is also access to an understairs cupboard/pantry. From the kitchen, you can also access a handy utility room, which has a door leading out to the side garden/passageway, additional kitchen units, plumbing for a washer/dryer, and a sink.





Moving onto the first floor, you will find four bedrooms and two stylish modern bathrooms. The master bedroom looks out to the front of the house and offers glimpses of views over the surrounding countryside. The fantastic ensuite features a quality Roca suite with Hansgrohe fittings and a thermostatic shower. Sleek modern tiles complement the room, and a chrome heated towel rail and shower socket add practicality.

The three further bedrooms are all of a good size and share use of the family bathroom, which is also fitted with quality fixtures and fittings throughout.

Outside, the property is blessed with a lovely rear garden, which is mainly laid to lawn with an area of patio outside the house and a delightful vegetable patch that our current owner has cultivated. The garden is enclosed by close-board timber fencing with a neat footpath leading around the side of the house to the front drive. There is a useful outside tap and bike store.

To the front of the house, there is a generous area of off-street parking and pretty, established flower beds.

The property offers excellent eco-credentials with an energy-efficient grade A-rated condensing boiler, photovoltaic solar panels, and excellent cavity wall and loft insulation, providing the property with a high energy performance level. There is also Full Fibre cabling for a fast internet connection, perfect for those who work from home, low-energy lighting throughout, and front and rear external lighting.

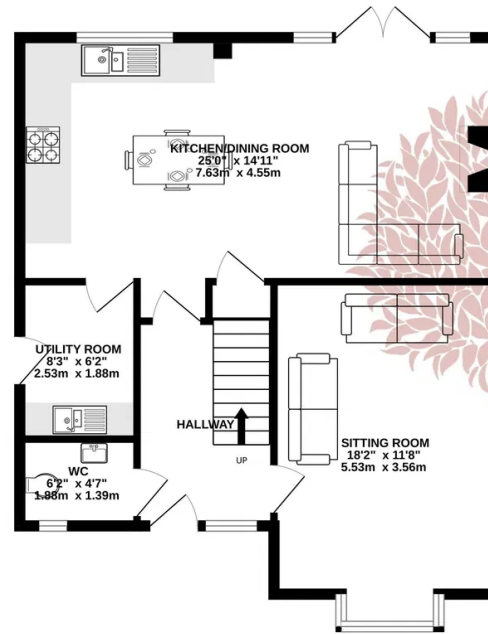


Situation: The North Somerset village of Yatton lies south of Bristol, within easy daily commuting distance, by rail or road, with M5 motorway junctions 20 (Clevedon) and 21 (Weston-super-Mare) each only 10 minutes' drive away. The village is extremely well served by a great variety of facilities, which include lots of shops, including a supermarket, a chemist, doctors, a 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, 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.

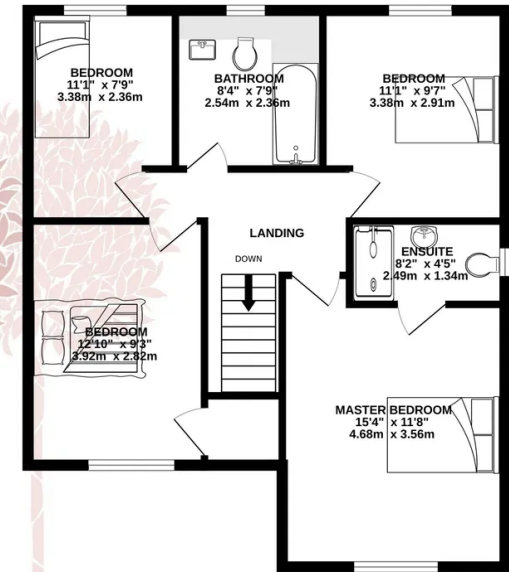
Directions: Travelling into Yatton from the Congresbury direction, turn left into Mendip Road (just past Cadbury House on the right). Continue along Mendip Road and across the junction at Chescombe Road, continue ahead, and take the fourth turning on the left into Strawberry Drive. Continue down the road and turn right, where the house can be found at the end on the left. What3words ///womb.raced.demanding

Material Information: This property operates on gas central heating. Council Tax band: E EPC Rating: B

GROUND FLOOR
687 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 1349 sq.ft. (125.3 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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