

GOODMAN & LILLEY

14 RABBIT CLOSE

YATTON
BS49 4GL



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- ***No onward chain***
- EPC Rating A
- Garage & Additional Off Street Parking
- Modern Turnkey Four Bed Detached
- Owned Solar Panels & Electric Charging Point
- Good connectivity To M5 & Yatton Railway Station



SUMMARY

Offered to the market with no onward chain, comes this modern and thoughtfully designed turnkey property. Stepping inside, a spacious and welcoming entrance hall immediately sets the tone for the rest of the home, with stylish interiors and high-quality finishes throughout. The ground floor has been thoughtfully arranged to provide flexibility for growing families, featuring a comfortable lounge with contemporary panelling, a dedicated home office ideal for home working or study space, and a convenient cloakroom. At the heart of the home is the impressive open-plan kitchen and dining area, complemented by an additional seating space, creating the perfect hub for family life, whether enjoying busy weekday mornings, family meals, or entertaining friends.

Upstairs, four generous double bedrooms provide ample space for families of all ages. The principal bedroom offers a peaceful retreat, complete with bespoke fitted wardrobes and a stylish en-suite shower room. The remaining bedrooms are served by a modern family bathroom, fitted with a bath, wash basin and WC, ideal for both young children and teenagers alike.

Outside, the landscaped rear garden has been designed to be both attractive and practical, with a patio area for outdoor dining and a level lawn providing plenty of space for children to play. The garden also benefits from direct access to the garage, alongside a rear gate leading to two private off-street parking spaces.

Further enhancing the home's appeal, it boasts an excellent EPC rating of A, owned solar panels and an electric vehicle charging point, helping to keep running costs low while offering a more sustainable lifestyle for years to come.

Situated within the sought-after village of Yatton, renowned for its excellent schools, strong sense of community and convenient transport links, this outstanding home offers the perfect balance of space, comfort and practicality for modern family life.























LOCATION

Situated within the highly regarded Eaton Park development in the popular village of Yatton, Rabbit Close enjoys a peaceful position within a modern and thoughtfully designed community, built by Curo Homes in 2022 to the sought-after Clifton design, known for its quality, space and contemporary styling. The development itself is surrounded by attractive open spaces, with landscaped green areas, wildflower meadows and access to scenic walking and cycling routes, perfectly complementing its edge-of-village setting.

Yatton offers a balance between countryside living and everyday convenience, set within the beautiful North Somerset landscape and surrounded by rolling fields and rural walks, including the nearby Strawberry Line which provides miles of traffic-free routes through picturesque scenery.

Despite its tranquil setting, the location is exceptionally well connected. The nearby M5 motorway provides straightforward access to Bristol and the wider region, while the coastal towns of Clevedon and Portishead are both within easy reach, offering a variety of waterfront amenities, leisure facilities and dining options. Yatton itself benefits from a mainline railway station, providing direct services to Bristol Temple Meads and beyond, making it an ideal choice for commuters.

Altogether, Rabbit Close offers the perfect blend of modern village living, excellent connectivity and access to the surrounding Somerset countryside, making it a highly desirable setting for both families and professionals alike.

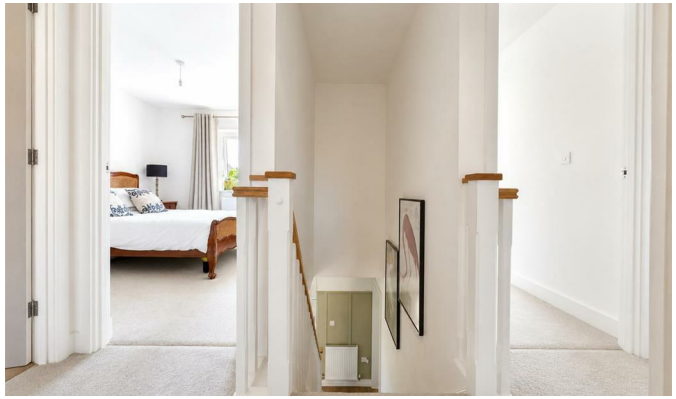
ADDITIONAL INFORMATION

Tenure; Freehold
Council Tax Band- E (North Somerset Council)
EPC- A (Valid until December 2031)
Service- Mains Gas, Electric, Water & Drainage













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Rabbit Close, Yatton, Bristol, BS49

Approximate Area = 1428 sq ft / 132.6 sq m
Garage = 193 sq ft / 17.9 sq m
Total = 1621 sq ft / 150.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Goodman and Lilley Ltd. REF: 1440893

FLOORPLAN

FOR GUIDANCE ONLY, NOT TO SCALE AND NOT TO BE RELIED UPON AS A STATEMENT OF FACT.

TOTAL SQUARE FOOTAGE
1621.00 SQ FT

COUNCIL TAX BAND : E

RECEPTION ROOM : 2

BEDROOMS: 4

BATHROOMS : 2

FREEHOLD

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