



# 87 Hawthorn Crescent

Yatton, Bristol

This spacious four bedroom detached family home is quietly positioned in a peaceful cul de sac, offering generous living accommodation, ample storage throughout and a well maintained, sizeable garden.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

All Mains Services

- Approx. 1660 sq ft of accommodation including garage
- Detached family home four bedrooms (one en-suite)
- Generous kitchen / dining room
- Sitting room with gas fire
- Downstairs WC
- Separate study
- Driveway parking & garage
- Cul-de-sac location
- Excellent schools nearby
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)







## 87 Hawthorn Crescent

Yatton, Bristol

Tucked away in a peaceful cul-de-sac, this beautifully presented four-bedroom detached family home offers generous living accommodation, ample storage throughout, and a sizeable, well-maintained garden, making it an ideal choice for families seeking space, comfort, and versatility.

Upon entering the property, you are welcomed by a wide and airy hallway. To the right is the spacious sitting room, filled with natural light from a large walk-in bay window. A gas fire creates a warm and inviting focal point, perfect for relaxing evenings.

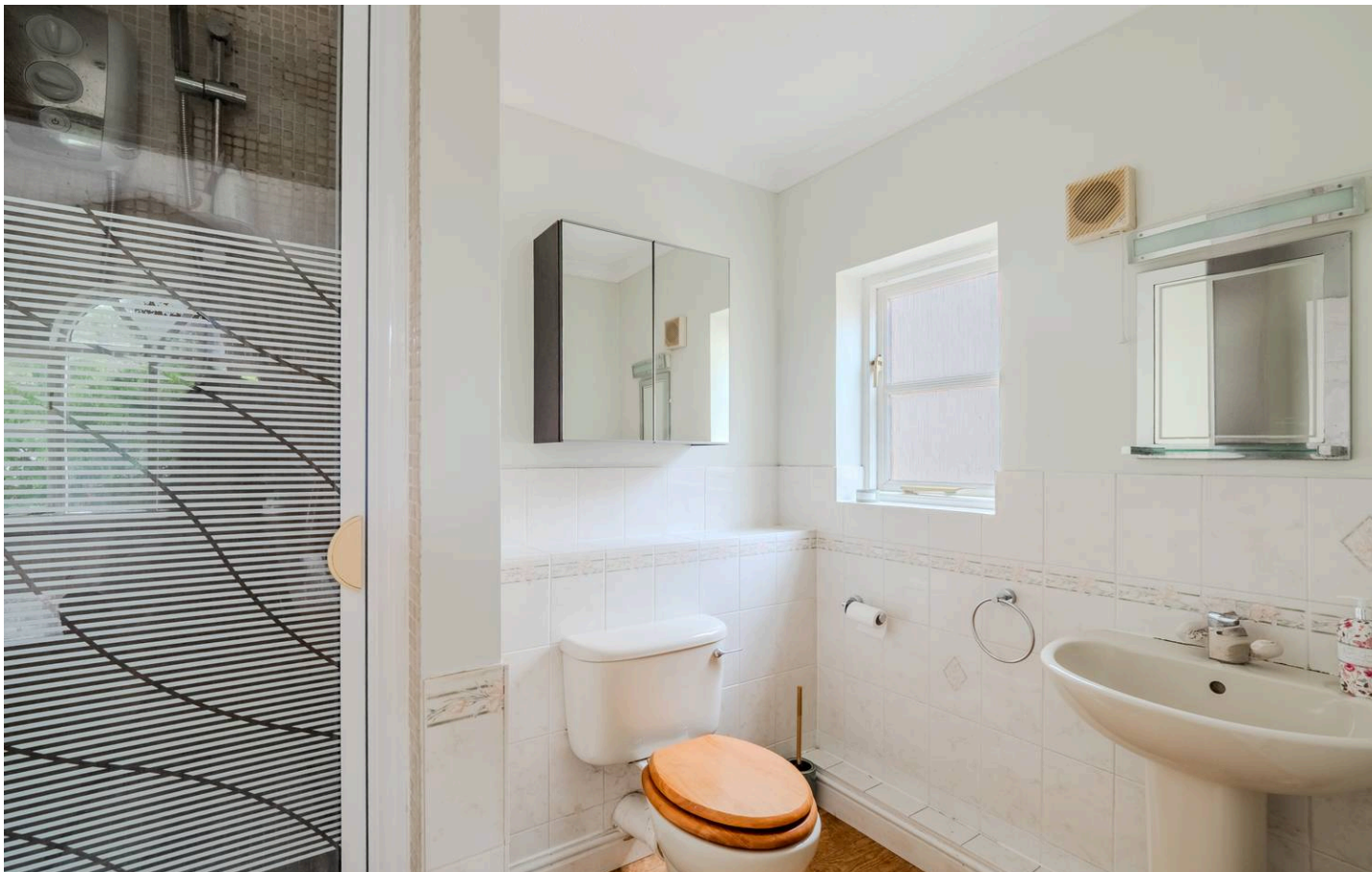
The second reception room, originally the dining room, is now used as a cosy snug. This comfortable and versatile space opens directly into the conservatory via sliding doors.

The conservatory is a bright and tranquil retreat with lovely views over the rear garden. Recently upgraded, it benefits from a new roof and flooring, as well as underfloor heating. A large internal opening connects it to the kitchen, creating a natural flow between the spaces and a seamless connection between indoor and outdoor living, making it ideal for year-round enjoyment.

The expansive kitchen is the true heart of the home, offering extensive cupboard storage, room for a large oven and fridge, and plenty of space for a family sized dining table. An adjoining utility room adds further practicality, with space for a fridge freezer and washing machine, along with plumbing in place for an additional sink.

Also on the ground floor is a useful under-stairs cupboard, ideal for coats and shoes, alongside a convenient downstairs cloakroom.





Upstairs, the property boasts four well proportioned bedrooms. The principal bedroom is a bright and spacious retreat, featuring a striking feature window, deep fitted wardrobes, and a stylish en-suite bathroom with walk-in shower, WC, and sink. Two additional double bedrooms overlook the rear garden, each offering comfortable accommodation. The fourth bedroom is currently used as a home office but could easily serve as a single bedroom or nursery. A modern family bathroom serves these rooms, complete with a bath with a shower over, WC, and basin.

### Outside

The generous rear garden is a real highlight, offering a lovely space for entertaining and relaxation. A built-in barbecue makes summer dining easy, while a side lean-to offers additional sheltered storage. Two outdoor taps and convenient side access add further practicality. A thoughtfully converted section at the rear of the garage now serves as an office with separate access, fully insulated and equipped with electrics and central heating, making it perfect for remote working or creative hobbies.



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To the front, the property offers ample off-street parking and a double-fronted garage, part of which has been repurposed to accommodate the outdoor office.

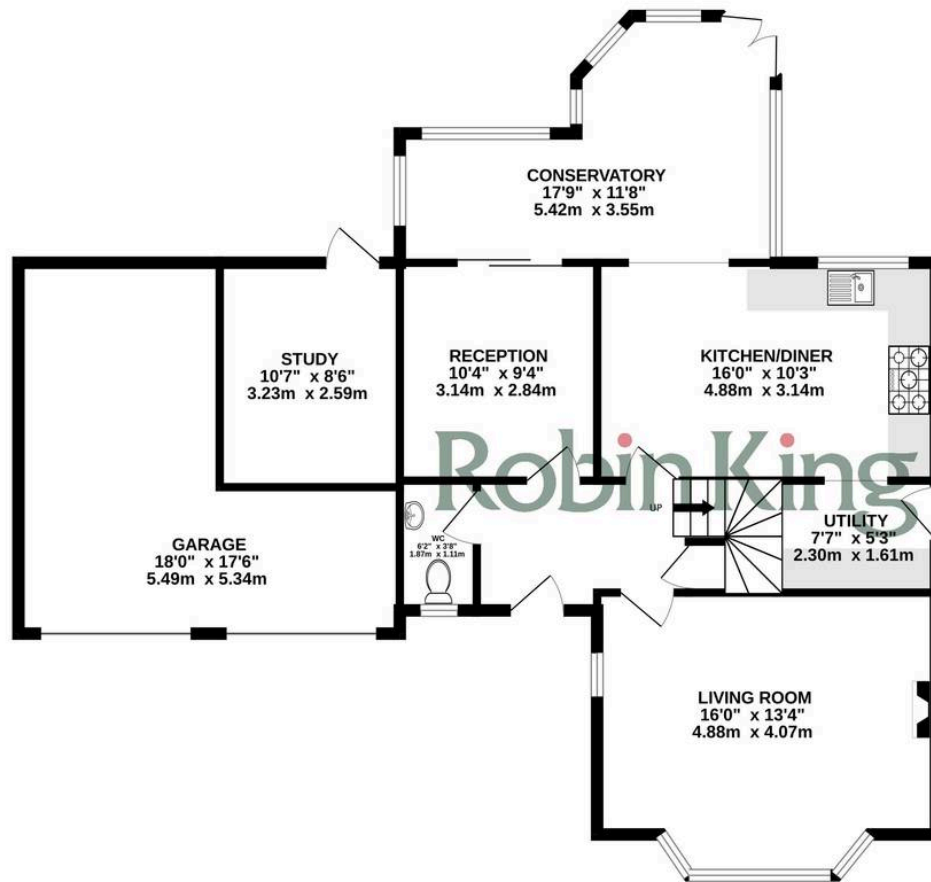
## Location

The village of Yatton offers a fine range of shops, nurseries, schools, and supermarket, plus a variety of social and recreational facilities. The village falls within the catchment of the well-regarded Backwell School and has its own Primary School. A public transport service runs to and from Bristol and Weston-super-Mare and at Clevedon there is an M5 motorway access point to London and the Midlands. Yatton is also one of the few remaining villages to have retained its mainline commuter rail service, offering trains to both Bristol and a direct service to London Paddington from just 112 mins. Bristol Airport lies within easy reach just 8 miles away.

(All distances/times approx.)



GROUND FLOOR  
1068 sq.ft. (99.2 sq.m.) approx.



1ST FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 1660 sq.ft. (154.2 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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