



**Robin King** | Estate Agents

**33 Stowey Road, Yatton - BS49 4HU**

Guide Price **£475,000**

## 33 Stowey Road

Yatton, Bristol

A spacious detached family home offering flexible accommodation and an exceptional open-plan kitchen, dining and living space at its heart. Well suited to modern family life, the property combines generous living areas with four bedrooms and a private garden, all set within a popular and well-connected part of Yatton.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

All Mains Services

- Approx. 1,507 sq ft of well-proportioned accommodation.
- Detached family home in a desirable residential location.
- Exceptional open-plan kitchen, dining and living space.
- Separate formal lounge.
- Four bedrooms arranged over the first floor.
- Flexible additional room ideal as a gym or home office.
- Practical utility room and ground floor cloakroom.
- Excellent flow between indoor and outdoor living spaces through large bifold doors.
- Private rear garden ideal for entertaining and family enjoyment.
- Convenient access to local amenities, schools and transport links.







This attractive detached home has been thoughtfully arranged to create a practical and sociable layout, perfectly suited to modern family living. Upon entering, a central hallway provides access to the principal ground floor accommodation and immediately gives a sense of the space available throughout the property.

To the front of the home, the lounge offers a comfortable space away from the main family hub, creating an ideal space for relaxing in the evenings or enjoying quieter moments. Large windows allow natural light to flood the room, enhancing the welcoming atmosphere.

The real focal point of the property lies to the rear, where an impressive open-plan kitchen, dining and living area spans much of the ground floor. Designed with both everyday living and entertaining in mind, this expansive space provides ample room for cooking, dining and socialising, while its open layout encourages family interaction. Multiple openings to the garden create a seamless connection between indoor and outdoor living, making it particularly enjoyable during the warmer months.

Leading off the kitchen is a practical utility room, helping to keep household tasks separate from the main living areas, while a convenient cloakroom serves guests and day-to-day family needs. The ground floor is further enhanced by a versatile additional room, currently utilised as a gym, which could equally serve as a home office or hobby room.

The first floor offers well-balanced family accommodation centred around a spacious landing. Four bedrooms provide flexibility for growing families or visiting guests. The bedrooms are served by a modern family bathroom, creating a practical layout for everyday life



## Outside

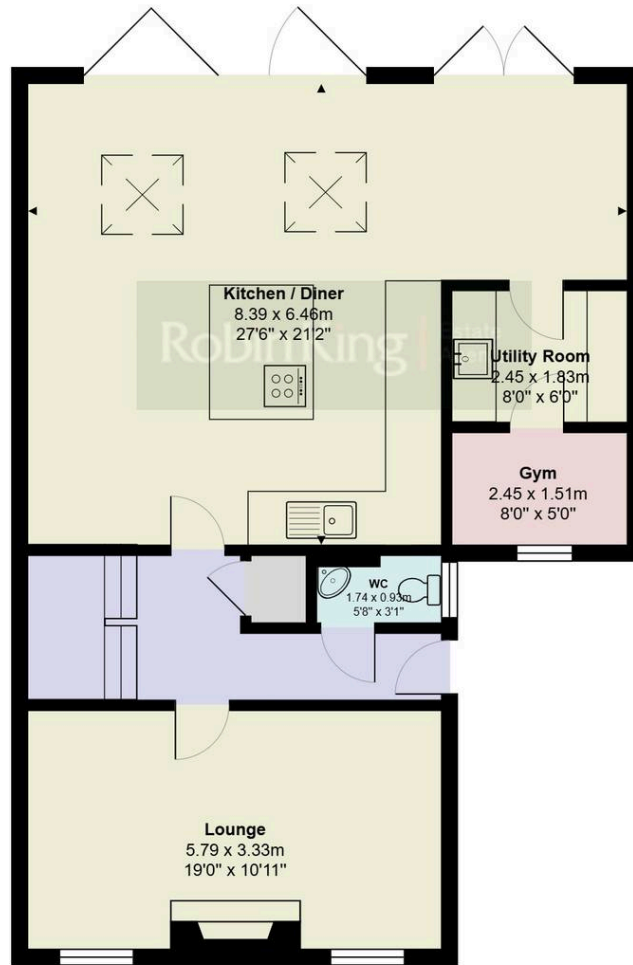
To the front, the property is approached via a generous driveway providing off-road parking for multiple vehicles, complemented by a well-maintained front lawn bordered by a variety of mature shrubs and planting, creating an attractive first impression and enhancing the property's kerb appeal.

The rear garden is predominantly laid to lawn, offering an excellent space for families, children and pets to enjoy. Directly outside the kitchen/dining space, a patio area provides the perfect spot for outdoor dining, entertaining guests or simply relaxing with a morning coffee while enjoying views across the garden. Combining open lawned areas with practical seating space, the garden is ideally suited to both everyday family life and summer gatherings.

## Location

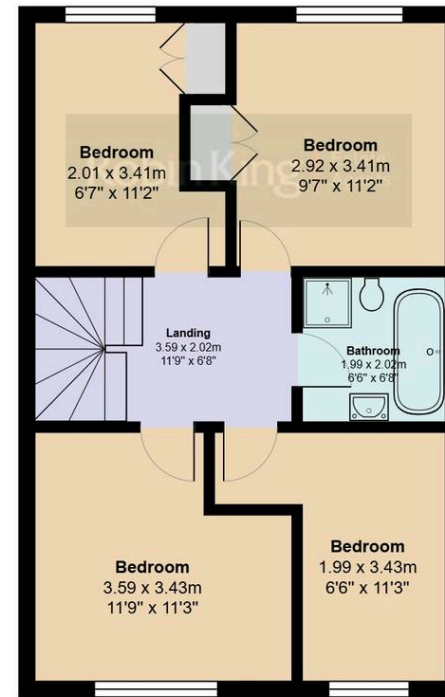
Situated within the highly regarded village of Yatton, the property enjoys easy access to a wide range of local amenities including shops, cafés, schools and recreational facilities. The village is particularly popular with families and commuters alike thanks to its strong community feel and excellent transport connections. Nearby rail services provide convenient access to Bristol and beyond, while surrounding countryside and green spaces offer plenty of opportunities for walking, cycling and enjoying the outdoors.





Ground Floor

Stowey Road, Yatton, BS49 4HU  
 Approximate Gross Internal Area 140.0 sq m / 1507 sq ft



First Floor

# Robin King

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Sales particulars are for guidance only. No structural survey or service testing has been done. These details aren't part of a contract and shouldn't be relied on as facts. References to alterations or use don't confirm regulatory approval. Buyers must verify all information. Measurements are approximate; check them. Contact us with any important concerns before viewing.