

51 Claverham Road Yatton BS49 4LD

£450,000

marktempler

RESIDENTIAL SALES





Property Type

House - Detached



How Big

1339.20 sq ft



Bedrooms

4



Reception Rooms

2



Bathrooms

2



Warmth

Gas central heating



Parking

Off street



Outside

Front & rear



EPC Rating

C



Council Tax Band

E



Construction

Traditional



Tenure

Freehold

Forming part of an intimate development of only four homes, this modern detached property offers a rare chance to enjoy village living within one of North Somerset's most appealing locations. Number 51 Claverham Road was constructed in 2014 by the highly regarded local developer Voisey Homes and combines contemporary design with a practical, well-balanced layout. The accommodation has been carefully planned to cater for both everyday family living and entertaining. A welcoming entrance hall provides access to the main living spaces, including the sitting room positioned at the front of the house, a comfortable and inviting room ideal for relaxation. To the rear lies the true hub of the home, an impressive open plan kitchen and dining room, featuring quartz-style work surfaces, a full complement of integrated appliances, and a central island ideally suited to both casual dining and social occasions. Two sets of French doors open directly onto the garden, creating a wonderful sense of space and light while allowing for a seamless connection between indoors and out. The entire ground floor benefits from underfloor heating, adding to both comfort and energy efficiency, while a cloakroom and useful storage complete this level. Practicality has been well considered, with a ground-floor cloakroom and useful storage incorporated into the layout. On the first floor, the layout is arranged around a central landing which leads to four comfortably sized bedrooms, making it well-suited to family life. The principal bedroom is complemented by a contemporary en-suite shower room, providing a private and practical addition. The remaining bedrooms are served by a well-appointed family bathroom, finished with modern fittings, full wall tiling and a panelled bath with a shower over. Adding to the home's appeal, thermal solar panels help support hot water and heating, offering an efficient and considerate approach to modern living.

The property enjoys a well-designed and attractively presented rear garden, offering a wonderful balance of patio and lawn, ideal for both entertaining and family life. Immediately to the rear of the house is a generous paved seating area, providing ample space for outdoor dining and relaxation. This leads onto a neatly maintained central lawn, bordered by established planting and shrubs which create a pleasant sense of privacy and seasonal interest. Enclosed by timber fencing, the garden feels secure and sheltered, while a useful garden shed sits neatly to the rear, providing practical storage. Overall, this is a low-maintenance yet inviting outdoor space, perfectly suited for enjoying the warmer months.

Claverham itself is a village that embodies the best of country living while remaining remarkably well-connected. Nestled amid rolling countryside, residents enjoy a wealth of local walks, with footpaths meandering towards Cadbury Hill, Henley Lane, and beyond. The thriving village hall hosts a variety of clubs, events, and even its own bar, fostering a true sense of community. Families will find an excellent primary school within walking distance, with secondary education available nearby in Backwell. Just minutes away, Yatton provides a wide range of amenities, including shops, nurseries, and a mainline railway station offering swift access to Bristol, Weston-super-Mare, and London Paddington in under two hours. The M5 motorway can also be reached in a short drive, opening up the wider region with ease.







Beautiful detached Voisey Home in the village of Claverham



HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.



About this property

TENURE
Freehold

UTILITIES
Mains electric
Mains gas
Mains water
Mains drainage
Solar panel generating hot water only

HEATING
Gas fired central heating

BROADBAND
Ultrafast broadband is available with the highest available download speed 2000 Mbps and the highest available upload speed 2000 Mbps.

This information is sourced via checker.ofcom.org.uk, we advise you make your own enquiries.

If an information source is not named, then it has been provided by the sellers of the property and is accurate to the best of their knowledge.



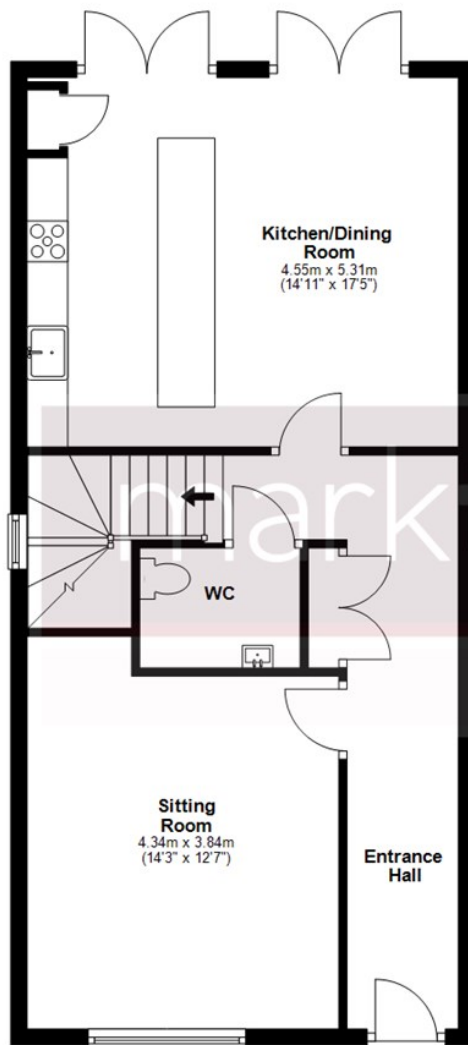
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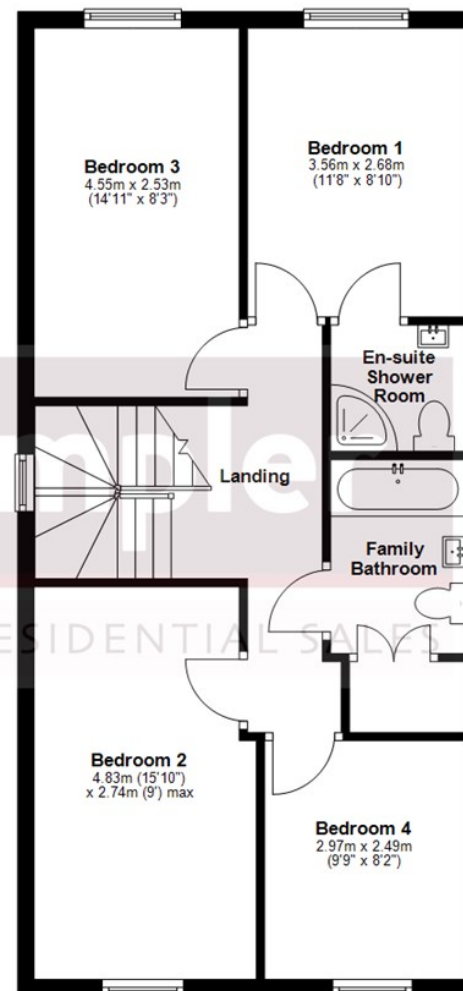
Ground Floor

Approx. 62.1 sq. metres (668.9 sq. feet)



First Floor

Approx. 62.3 sq. metres (670.3 sq. feet)



Total area: approx. 124.4 sq. metres (1339.2 sq. feet)

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 misstatement. 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.

Plan produced using PlanUp.