11 Dunsters Road Claverham BS49 4LU

£450,000

marktempler
RESIDENTIAL SALES

PROPERTY TYPE
Detached house

HOW BIG
1724.30 sq ft

BEDROOMS
4

RECEPTION ROOMS
2

BATHROOMS
2

WARMTH
uPVC double glazing and gas fired central heating

PARKING
Off street and garage

OUTSIDE SPACE
Front and rear

EPC RATING
C

COUNCIL TAX BAND
E

11 Dunsters Road is a generously proportioned four-bedroom detached home, providing over 1,400 sq ft of versatile living space and enjoying a peaceful position towards the end of a quiet cul-de-sac in the desirable village of Claverham. The accommodation is well balanced and light-filled, with a welcoming entrance hall leading to a spacious front-facing dining room, ideal for family meals or entertaining guests. Adjacent is the well-appointed kitchen with ample cabinet storage and practical worktop space, which offers exciting scope for modernisation or open-plan reconfiguration if desired. The sitting room is a standout feature, located at the rear of the property. It enjoys glazed doors that frame delightful views over open countryside, creating a tranquil and airy setting for everyday living. A central family bathroom on this level is fitted with a contemporary four-piece suite and serves the ground floor well. Completing the downstairs accommodation is a generously sized double bedroom located in a quiet rear corner of the property, offering peaceful views across the garden and lending itself perfectly to those seeking the option of single-level living or those who work from home. Upstairs, a spacious landing gives way to three further double bedrooms, each benefitting from built-in wardrobes and far-reaching views across Claverham's countryside. A second family bathroom serves this floor, creating a well-balanced and family-friendly arrangement. Throughout the property, there is a real sense of light and space, with well-proportioned rooms that invite personalisation. While the home would benefit from some cosmetic updating, the layout and overall footprint provide an ideal canvas for those wishing to make a home truly their own.

Externally, the property continues to impress. The rear garden is a particular highlight, fully enclosed and backing directly onto open fields, it offers a peaceful and private outdoor haven. Mainly laid to lawn with mature planting and established borders, there is plenty of space to enjoy outdoor dining on a raised patio, children's play or gardening pursuits, all while soaking in the delightful countryside views. To the front, a generous driveway offers ample off-street parking and leads to an oversized single garage, providing ideal storage or workshop space in addition to secure parking.

11 Dunsters Road is ideally positioned at the end of a cul-de-sac adding to its appeal, ensuring minimal passing traffic and a tranquil setting – perfect for those seeking a quiet lifestyle without sacrificing accessibility. Claverham's village amenities are close at hand, while Yatton's mainline railway station is just a short drive away, making this a well-connected yet secluded spot to call home.

Glorious views over Claverham countryside

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.

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Claverham Village Hall & Tannery Bar

Stepping Stones Community Pre-School

Easy commuting to Bristol City Centre

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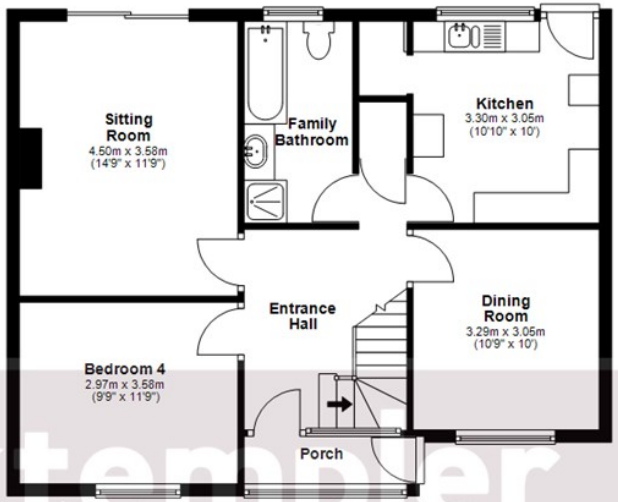
Garage
Approx. 29.1 sq. metres (313.8 sq. feet)

Ground Floor
Approx. 69.0 sq. metres (743.1 sq. feet)



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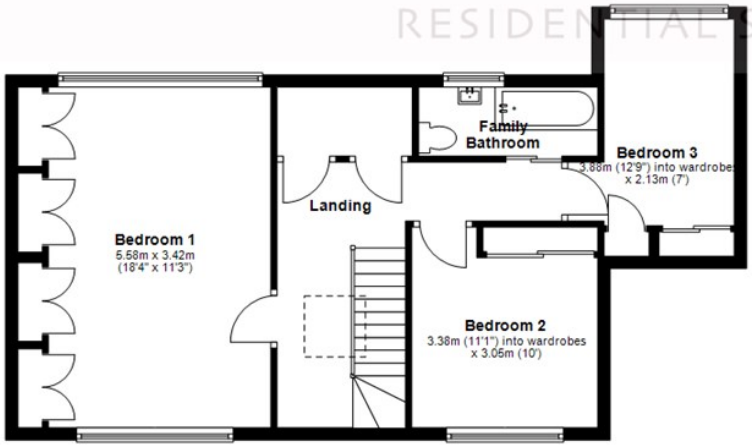
First Floor
Approx. 62.0 sq. metres (667.4 sq. feet)



Total area: approx. 160.2 sq. metres (1724.3 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 responibility 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 applicances shown have not been tested and no guarantee as to their operability or efficency can be given.
Plan produced using PlanUp.

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