



Gregory Mead, Yatton
£410,000



debbie fortune
ESTATE AGENTS www.debbiefortune.co.uk



Bedrooms: 4

Bathrooms: 2

Receptions: 2

Offered to the market with no onward chain, this beautifully presented four-bedroom detached family home occupies a sought-after position within a peaceful cul-de-sac on the northern edge of Yatton village.

Designed with family living in mind, the property offers light-filled and well-proportioned accommodation throughout. An inviting entrance hall provides access to a cloakroom, while the spacious sitting room to the front of the property flows seamlessly into the dining area, creating an excellent space for both everyday living and entertaining. Sliding doors open onto the rear garden, allowing the outside and inside spaces to connect effortlessly.

The kitchen overlooks the garden and is fitted with a range of units and integrated cooking appliances, complemented by a practical utility area providing additional storage and laundry space.



Upstairs, four bedrooms are arranged around a central landing. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom.

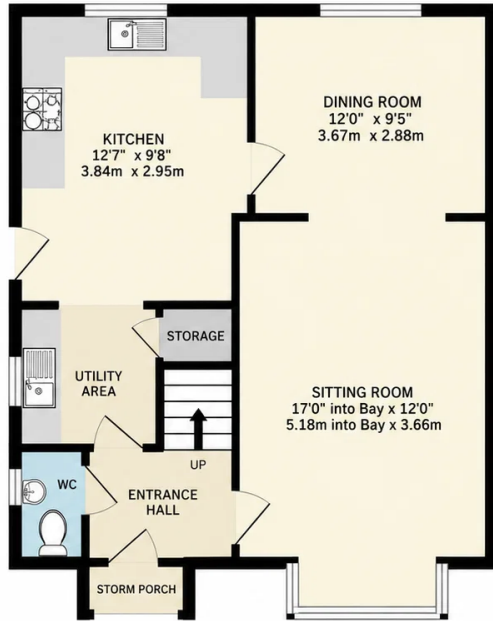
Outside, the rear garden has been lovingly maintained and offers a wonderful degree of privacy. Predominantly laid to lawn, it is framed by mature planting, shrubs and established borders, creating a peaceful and attractive setting. A decked seating area provides the perfect spot for outdoor dining and relaxation, while gated side access and direct access to the garage add convenience.

To the front, the property enjoys a low-maintenance garden alongside driveway parking and a single garage with power and lighting.

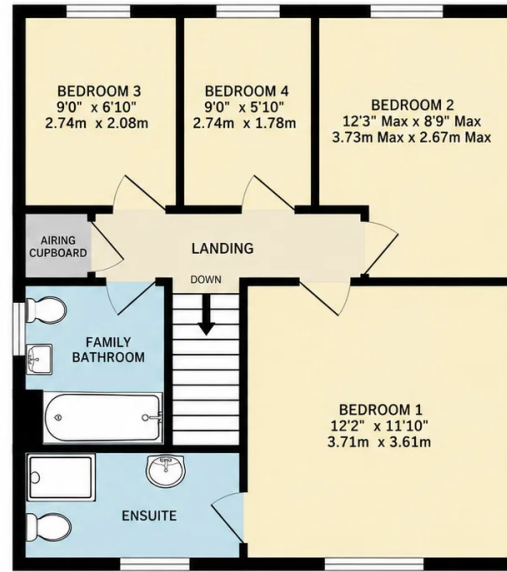
What we love about the property...
A wonderful opportunity to acquire a spacious family home in one of Yatton's most popular residential locations.



GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 1062 sq.ft. (98.7 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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Situation: The North Somerset village of Yatton lies south of Bristol within easy daily commuting distance, by rail or road, with M5 motorway junctions 20 (Clevedon) and 21 (Weston-super-Mare) each only 10 minutes' drive away. The village is extremely well served by a great variety of facilities, which include lots of shops including a supermarket, a chemist, doctors, church, library, restaurants, takeaways and pubs. There is a junior and infants' school within the village, and secondary schooling is available at nearby Backwell. Public transport includes regular bus services and the station which gives mainline railway access to Bristol and out to London Paddington on a regular basis. For the long distance traveller, Bristol International Airport is a short drive away, now with low cost air flights and an international service to the USA. The countryside around is mainly farmland and with the Mendip Hills, the Yeo and Chew Valleys to the south and east, providing a huge variety of country pursuits including walking, riding, sailing and fishing. The area has a number of first rate golf courses, and the 4-star Doubletree by Hilton Cadbury House hotel, restaurant, spa and fitness centre is situated on the edge of the village.

Directions: Travelling from Congresbury direction into Yatton, proceed directly through the town on the High Street in the direction of Clevedon passing Yatton Rugby Club on your right and Oxford Instruments on your left. Proceed to the main roundabout at North End and take the first left onto Arnolds Way and then the first left onto Meadowland. Continue along Meadowland and take the second left hand turn into Gregory Mead, where the house can be found on your left hand side at the top of the cul de sac. What3Words: [///bagpipes.accompany.lipstick](https://www.what3words.com////bagpipes.accompany.lipstick)

Material Information: This property operates on gas central heating. Council tax band: E EPC Rating: C

