

Robin King | Estate Agents

4 Frost Hill, Yatton - BS49 4JN

4 Frost Hill

Yatton, Bristol

A spacious and well-presented three-bedroom bungalow extending to approximately 1,384 sq ft, including the garage, occupying an elevated position on the edge of Yatton village. The property offers generous living accommodation, a well-fitted kitchen/breakfast room, established gardens, a garage and driveway parking, together with views towards Cadbury Hill.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

All Mains Services

- Three well-proportioned double bedrooms
- Light and airy living room with sliding patio doors
- Separate dining room
- Well-fitted kitchen/breakfast room with breakfast bar
- Family bathroom with bath and separate walk in shower
- Decked veranda with views towards Cadbury Hill
- Established gardens with lawns, patios, shrubs and water features
- Garage and driveway parking
- Elevated position on the edge of Yatton village, convenient for local amenities, schools and mainline rail services









4 Frost Hill

Occupying an elevated position at the end of a small cul-de-sac on the edge of Yatton village, this well-presented bungalow offers spacious accommodation extending to approximately 1,384 sq ft, including the garage.

The property features a light and airy living room with sliding patio doors opening onto a decked veranda, where there are attractive views towards Cadbury Hill. A separate dining room provides additional space for entertaining, while the well-fitted kitchen/breakfast room includes a range of units, a breakfast bar and space for a range cooker and fridge/freezer.

There are three double bedrooms, with built-in wardrobes in two of the rooms. A separate cloakroom and family bathroom complete the accommodation, the latter featuring a bath and a separate shower cubicle.

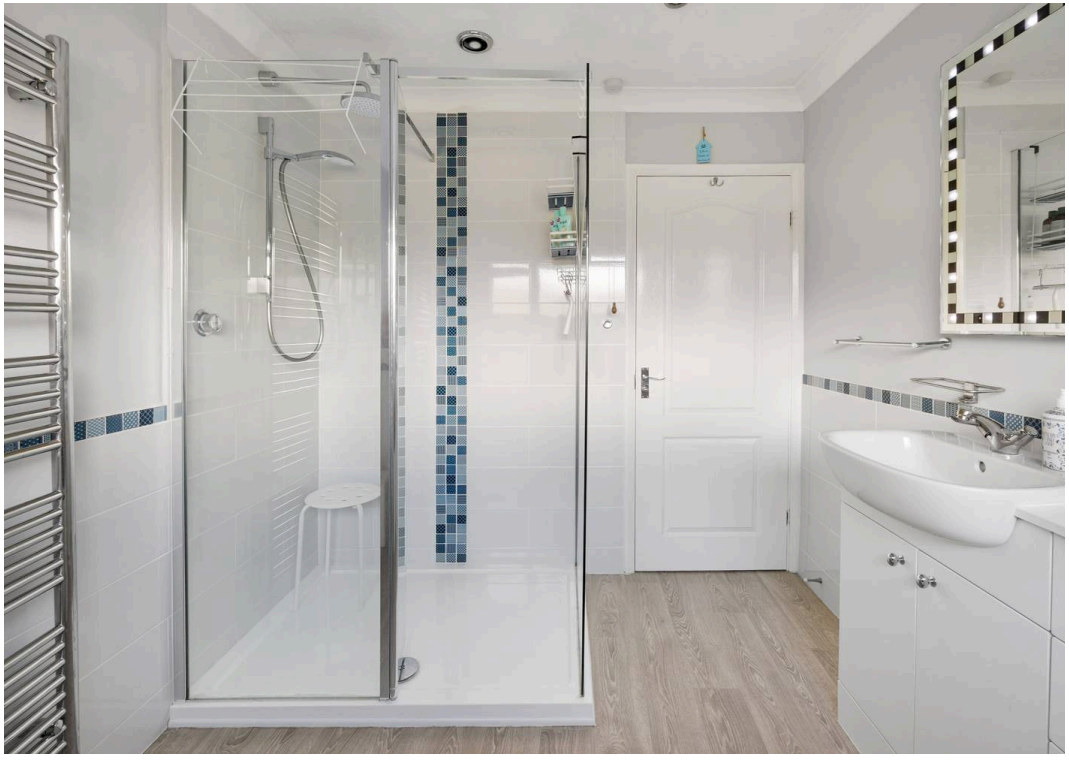
Outside, the property has established gardens with lawns, patio areas, shrubs & flower beds. There is also a greenhouse and summerhouse, providing useful additional space. A decked veranda to the front offers a pleasant spot to sit and enjoy the outlook towards Cadbury Hill.

Further benefits include a garage and driveway parking for two vehicles. The property is conveniently situated for Yatton's local amenities, schools and mainline railway station, making it an appealing home for those seeking spacious single-storey living in a village setting.









Location

Yatton is a popular village offering a good range of local amenities, including shops, supermarkets, bank, nurseries, a primary school and a variety of social and recreational facilities. The village also falls within the catchment area of the well-regarded Backwell School. Nearby Congresbury is home to Cadbury House, with its hotel, spa and health club facilities, while the surrounding countryside provides opportunities to enjoy rural walks and outdoor activities. Yatton benefits from a mainline railway station offering services towards Bristol and beyond, making it a convenient option for commuters. Bus services also connect the village with Bristol, Weston-super-Mare and Clevedon, where there is access to the M5 motorway for journeys towards the Midlands and London. Combining a village setting with useful local amenities and transport connections, Yatton offers a convenient location for a range of buyers.







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Approximate Gross Internal Area (excluding garage) 115.3 sq m / 1241 sq ft
Total Area 128.6 sq m / 1384 sq ft



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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.