



Mendip Gardens, Yatton
£550,000



debbie fortune
ESTATE AGENTS
www.debbiefortune.co.uk



Bedrooms: 6

Bathrooms: 3

Receptions: 4

An extensively improved and beautifully presented six-bedroom semi-detached home, offering generous proportions, excellent versatility, and a wonderful sense of light and space throughout.

The property has been thoughtfully enhanced by the current owners and now provides well-balanced accommodation ideally suited to modern family living. To the rear, a superb open-plan arrangement creates a natural heart of the home, with large bifold doors opening seamlessly onto the garden and allowing natural light to flood the space.



The kitchen is particularly well-appointed, offering a wide range of attractive units alongside integrated appliances including an oven, hob, fridge freezer, and dishwasher. A separate utility room provides additional practicality, while the integral garage adds further convenience.

Upstairs, the principal bedroom is especially impressive, featuring generous proportions, striking ceiling height, and the benefit of an en suite. The remaining five bedrooms are all comfortable doubles, served by two well-appointed family bathrooms.

Externally, the property continues to impress. The rear garden is a standout feature - substantial in size, private, and enjoying a pleasant open outlook over the surrounding countryside. It has been thoughtfully arranged to provide a variety of seating and recreational areas, alongside useful outbuildings, ample shed storage, and even a charming chicken pen!

To the front and rear, there is plentiful parking, complemented by a large additional garage to the rear of the property - a fantastic space for storage or a work space.

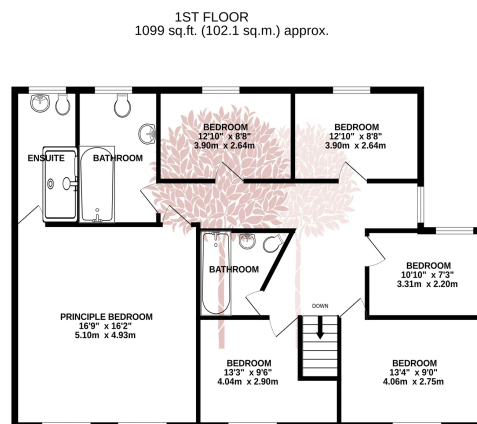
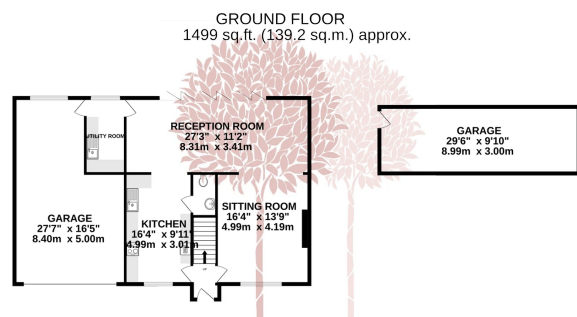
A superb opportunity to acquire a spacious and highly adaptable home in a sought-after village setting.

What we love about this property... Homes of this scale are hard to come by. The space on offer, combined with the sunny rear garden and open-plan living, makes it particularly special.





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: From Yatton High Street take the second turning left into Chescombe Road and second right into Mendip Road. Take the first left into Mendip Gardens, where the property can be found at the bottom on the right hand side. What3Words: ///shack.goats.kilt

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