

# 25 MAYORS ROAD

Bristol, BS49 4GG

## Price £435,000

MAYFAIR
TOWN & COUNTRY

# PROPERTY DESCRIPTION

* MODERN FAMILY HOME & SOLAR PANELS* A bright, spacious and beautifully presented three-bedroom family home, situated within the highly sought-after North Field at Court de Wyck development in Claverham, built by Newland Homes in 2022.

From the moment you enter, the property offers an excellent sense of space and natural light. The welcoming entrance hall provides useful storage and access to a stylish downstairs cloakroom/WC, leading through to the contemporary kitchen/diner. The kitchen is fitted with contemporary cabinets and integrated appliances with dual aspect views and natural light.

The generously proportioned lounge benefits from a wonderful double aspect, allowing an abundance of natural light to fill the room. Double doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces and making the room ideal for both relaxing and entertaining.

Upstairs, there are three well-proportioned bedrooms. The master bedroom benefits from a generous en-suite shower room, while the remaining two bedrooms are served by the modern family bathroom.

Outside, the enclosed rear garden has been thoughtfully designed to provide an attractive yet low-maintenance space. Predominantly laid to lawn, it features a gravel pathway running through the garden.

To the front of the property, a block-paved driveway provides off-road parking for two vehicles side by side.

Current owners have already found onward purchases, so early viewing is advised to avoid disappointment.

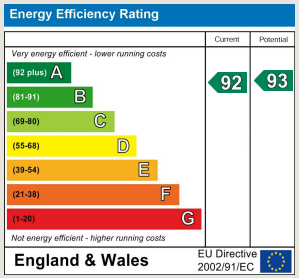
## Situation

0.3 Miles - Court De Wyck Primary school
0.9 Miles - Touts, Cleeve
0.9 Miles - Alfresco Italian, Cleeve
1.8 Miles - Double tree by Hilton.
2.2 Miles - Yatton train station
2.2 Miles - Cadbury garden centre

All distances are approx, and have been sourced by Google maps.

## Local Authority

North somerset  Council Tax Band:  D
Tenure:  Freehold
EPC Rating:  A














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### Front Exterior & Parking

Approaching the property, you are welcomed by a stylish light-rendered exterior, complemented by a covered porch entrance and the added convenience of two allocated parking spaces. A fantastic feature for modern family living.
Access to electric vehicle charging point at front of property.

### Entrance hall

10'7" x 26'6" (3.24 x 8.08)
Stepping through the new uPVC front door, complete with a full-length glazed panel, you are welcomed into a bright and inviting entrance hall, where an abundance of natural light immediately creates a warm and spacious first impression.
The hallway provides convenient access to the living room, utility / downstairs WC and impressive kitchen/diner, making it a practical and well-connected hub of the home.
There is also a useful storage cupboard, which neatly houses the control panels for the property's integrated solar panels.
Finished with stylish LVP flooring, crisp white wooden doors, matching skirting boards and overhead lighting.

### Living room

16'11" x 10'5" (5.17 x 3.2)
Flooded with natural light from dual-aspect uPVC windows and French doors, this generously proportioned living room creates an impressive and welcoming space that is ideally suited to modern family living.
The uPVC French doors open directly onto the rear garden, creating a seamless connection between the indoors and outdoors and making the room perfect for entertaining, relaxing or keeping an eye on the garden while the family enjoys the space.
The room is finished with a soft, neutral-toned carpet, white wooden doors, matching skirting boards and two overhead pendant light fittings, creating a bright and contemporary setting that is ready to make your own.

### Kitchen / Diner

17'4" x 9'10" (5.3 x 3.0)
The modern high-gloss fitted kitchen is a standout feature of the home, offering a sleek and contemporary space designed with both style and practicality in mind. The streamlined cabinetry provides excellent storage, complemented by a modern integrated hob, oven, dishwasher and fridge freezer for a clean, seamless finish.
The space is beautifully enhanced by dual-aspect natural light, with a uPVC window and uPVC French doors opening directly onto the rear garden and patio. This creates a bright, sociable setting that is ideal for everyday family life, entertaining guests or enjoying relaxed meals with a view of the garden.
Finished with stylish LVT flooring, this impressive kitchen/dining space combines modern design, functionality and a fantastic connection to the outdoors.

### Utility & W/C

5'11" x 6'0" (1.82 x 1.84)
Combining everyday practicality with modern style, this cleverly designed downstairs WC and utility space is a valuable addition to the home.
The contemporary finish features a modern white WC, high-gloss fitted cabinetry with a wood-effect worktop, stainless steel sink and dedicated space and plumbing for a washing machine and tumble dryer. A modern combination boiler is also neatly housed within the room, helping to maximise the available space.
A frosted uPVC window provides natural light while maintaining privacy, with LVT flooring, white wooden doors and matching skirting boards completing the clean and contemporary finish. A highly practical space, perfectly suited to the demands of modern family life.

### Upstairs hallway

The bright and airy first-floor landing provides a welcoming introduction to the bedroom accommodation, with a uPVC window overlooking the rear garden, allowing plenty of natural light to flow into the space.
From here, you have access to the impressive main bedroom suite, two further bedrooms, the family bathroom and a useful storage cupboard positioned above the stairs, providing excellent practicality for everyday living.
The landing continues the home's clean, contemporary finish, with white wooden doors, matching skirting boards and a soft, neutral-toned carpet creating a light and cohesive feel throughout.

### Master bedroom

13'2" x 10'9" (4.02 x 3.30)
The bright and spacious master bedroom provides a relaxing retreat, with a uPVC window overlooking the rear garden, allowing natural light to flood the room and creating a pleasant outlook.
A standout feature is the floor-to-ceiling mirrored built-in wardrobe, offering generous storage while enhancing the sense of space and light within the room. The bedroom is finished with a soft, neutral-toned carpet, white wooden door and matching skirting boards, creating a fresh and contemporary feel.
The room is further complemented by direct access to the stylish master en-suite, adding an extra touch of privacy and convenience.

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**En-suite**

10'9" x 3'6" (3.30 x 1.07)
The stylish three-piece en-suite has been thoughtfully designed with a contemporary finish, featuring a white porcelain WC and wash basin, complemented by a powerful mains-fed overhead shower with a sleek white shower tray and large opening glass door.
A frosted uPVC window provides natural light while maintaining privacy, while the natural stone-effect accent splashbacks and matching tiled flooring add a touch of warmth and sophistication.
The room is finished with chrome fittings a matching chrome heated towel warmer, and over head spot lighting creating a modern and practical space that combines comfort, style and functionality.

**Bedroom Two**

9'11" x 6'2" (3.03 x 1.9)
The generously sized second bedroom offers an excellent balance of space and practicality, featuring fitted sliding-door wardrobes that provide ample storage while maintaining a sleek, streamlined appearance.
A uPVC window overlooks the front of the property and private parking, bringing plenty of natural light into the room. The bedroom is finished with a soft, neutral-toned carpet, white wooden door, matching skirting boards and overhead lighting, creating a bright and versatile space.

**Bedroom Three**

9'10" x 6'2" (3.02 x 1.9)
The well-proportioned third bedroom offers a bright and versatile space, with a uPVC window overlooking the rear garden, providing a pleasant outlook and plenty of natural light.
Finished with a soft, neutral-toned carpet, white wooden door, matching skirting boards and overhead lighting, creating a great versatile space.

**Family bathroom**

6'2" x 6'2" (1.9 x 1.89)
The contemporary three-piece family bathroom is finished to a high standard, featuring a modern white WC and wash basin, alongside a full-size bath with an overhead mains-fed shower and glass shower screen.
The suite is complemented by natural stone-effect wall tiling and matching tiled flooring, creating a stylish and cohesive finish, while chrome fittings throughout and a matching chrome heated towel warmer add a polished, contemporary touch.
Further practical features include overhead spot lighting and a generous window ledge, cleverly providing additional shelving and storage space. This well-appointed bathroom combines style, comfort and everyday practicality, making it an ideal space for the whole family.

**Back garden**

The private rear garden has been thoughtfully landscaped to create an attractive and easy-to-maintain outdoor space, with a generous patio area extending between the two sets of French doors, making it ideal for outdoor dining, entertaining and relaxing.
The remainder of the garden is laid to neat, easily maintained turf, complemented by a stone pathway that wraps around the lawn. Established flower beds have been thoughtfully introduced along either side of the pathway, adding colour and character while offering plenty of potential for keen gardeners.
The garden is enclosed by wooden fence panels with sturdy concrete posts, providing a good level of privacy and creating a secure, practical outdoor space for the whole family to enjoy.

**Material information**

Additional information not previously mentioned

Council Tax - D (North Somerset)
EPC - A
Electric - Mains - (X8 Electric solar panels)
Gas - Mains
Water & Drains - Mains

Broadband and Mobile signal or coverage in the area. - BT Connection Broadband point fitted

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the
Ofcom checkers below:
checker.ofcom.org.uk/en-gb/mobile-coverage
checker.ofcom.org.uk/en-gb/broadband-coverage


HOME OF THE SPOILED

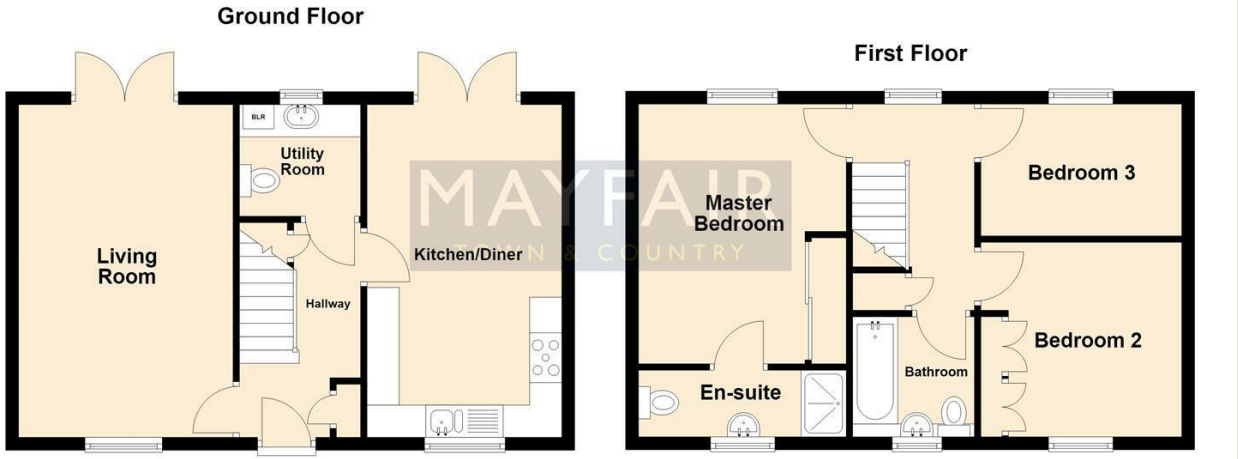
















TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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clevedon@mayfairproperties.net

## IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.

2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.

3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

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