

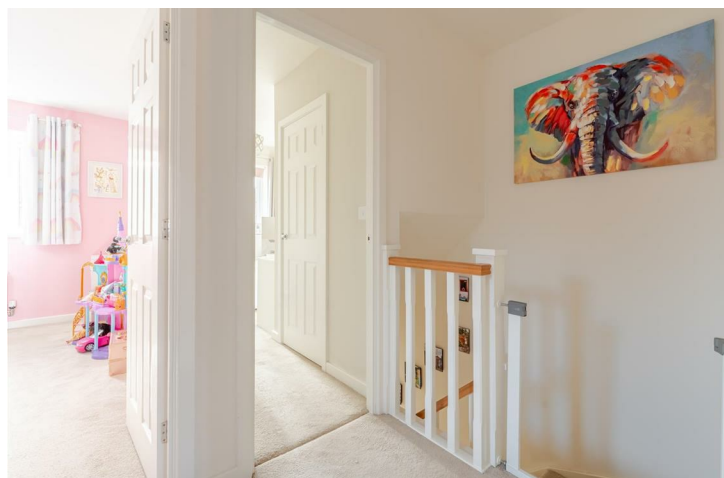
4 Fieldfare Gardens Yatton BS49 4FT

£350,000

marktempler

RESIDENTIAL SALES





**Property Type**

House - Semi-Detached



**How Big**

886.10 sq ft



**Bedrooms**

3



**Reception Rooms**

2



**Bathrooms**

2



**Warmth**

Gas central heating



**Parking**

Off street and garage



**Outside**

Front & Rear



**EPC Rating**

B



**Council Tax Band**

C



**Construction**

Traditional



**Tenure**

Freehold

A beautifully presented modern home situated within the ever-popular Chestnut Park development, enjoying an enviable position within a peaceful cul-de-sac on the northern edge of Yatton village. 4 Fieldfare Gardens is a three bedroom semi-detached house, constructed by Bloor Homes in 2020 and still enjoys the balance of a 10-year structural warranty, offering further reassurance regarding build quality and long-term protection. This wonderful family home has been thoughtfully designed to offer a comfortable and well-balanced layout, ideal for a wide variety of buyers. The property enjoys a welcoming entrance hall that leads into a bright and generously sized sitting room, positioned to the front of the property and providing a warm, relaxing space for day-to-day living. To the rear, the kitchen/diner forms the real hub of the home. This attractive and sociable room provides ample space for family dining and entertaining, with views out to the rear garden and direct access through patio doors. A useful utility area sits neatly to one side, offering additional storage and practicality. Completing the ground floor is a conveniently placed cloakroom/WC, perfectly suited to modern family life.

The rear garden has been designed to be both attractive and easy to maintain. The patio is accessed via the French-style double doors, making it a very social space to utilise in the warmer months, and leads onto an area of low-maintenance artificial grass. A decked area is also on offer, providing an additional private space for relaxing or entertaining. Being fully enclosed and having an artificial lawn makes the rear garden an ideal space for children to burn off excess energy, whatever the weather. A secure gate to the side provides convenient access to the private driveway, offering off-street parking for two cars and leads to the detached single garage. To the front, an area laid to decorative gravel is the ideal spot to place potted plants and impart your personality, a path leads to the main entrance.

Chestnut Park is a modern and well-regarded development located on the northern fringe of Yatton, offering easy access to the village's wide range of amenities. Yatton itself is a thriving community with shops, cafes, schools and nurseries and falls within the catchment for the highly regarded Backwell School. The village is particularly well connected, with a mainline railway station providing direct services to Bristol, Weston-super-Mare and London Paddington. For those travelling by car, the M5 motorway is easily accessible via Clevedon, making this an ideal location for commuters and families alike.







## Beautifully presented three bedroom family home, situated within Yatton's popular Chestnut Park Development



### 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.



## About this property

### TENURE

Freehold with annual estate charge of £418.96 (for 2026)

### UTILITIES

Mains electric  
Mains gas  
Mains water  
Mains drainage

### HEATING

Gas fired central heating

### BROADBAND

Ultrafast broadband is available with the highest available download speed 2000 Mbps and the highest available upload speed 2000 Mbps.

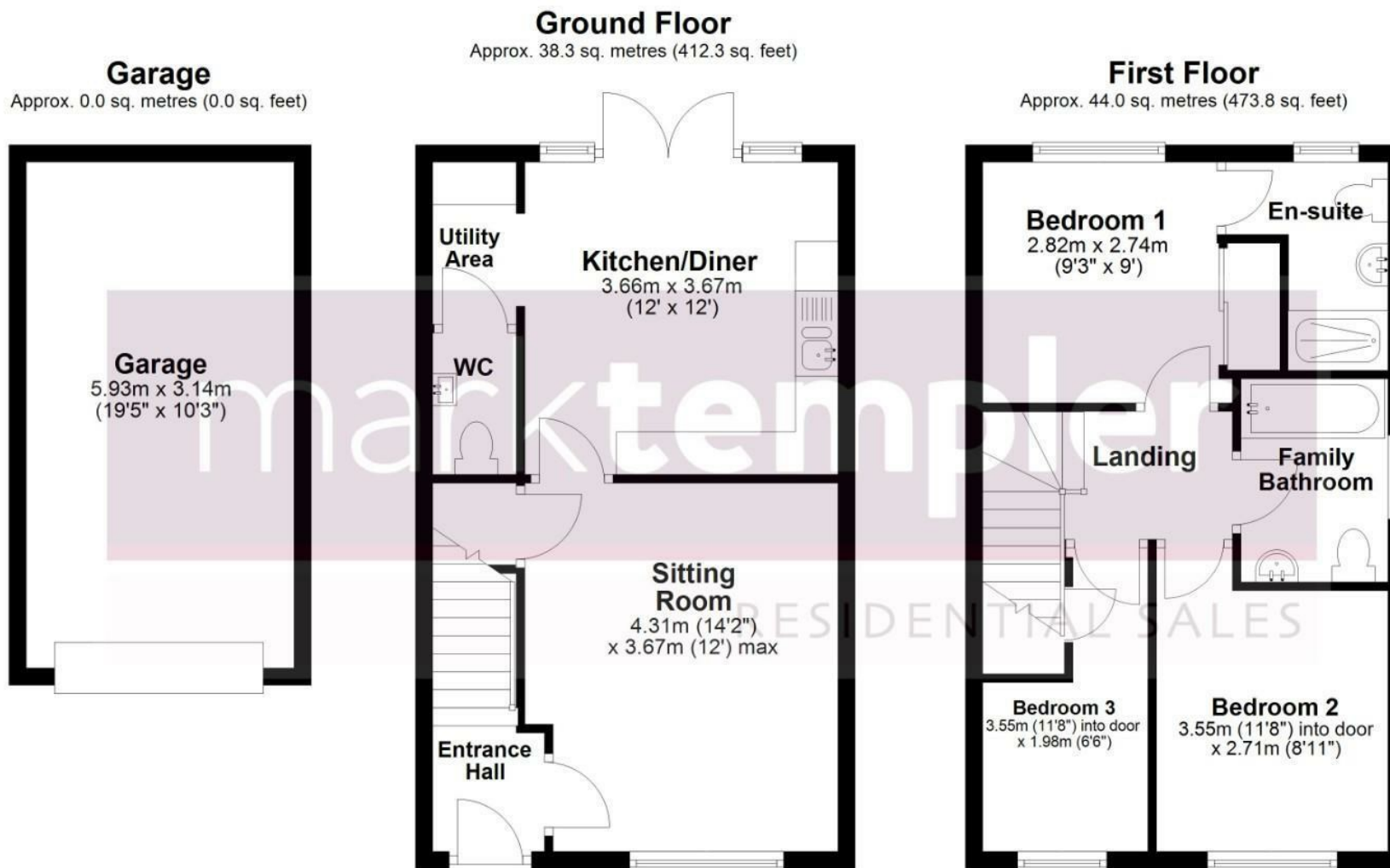
This information is sourced via [checker.ofcom.org.uk](https://checker.ofcom.org.uk), we advise you make your own enquiries.

If an information source is not named, then it has been provided by the sellers of the property and is accurate to the best of knowledge.



For the latest properties and local news follow [marktempler residential sales](#), Yatton on:





Total area: approx. 82.3 sq. metres (886.1 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 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.

Plan produced using PlanUp.