32 Strawberry Drive Yatton BS49 4GA

£445,000

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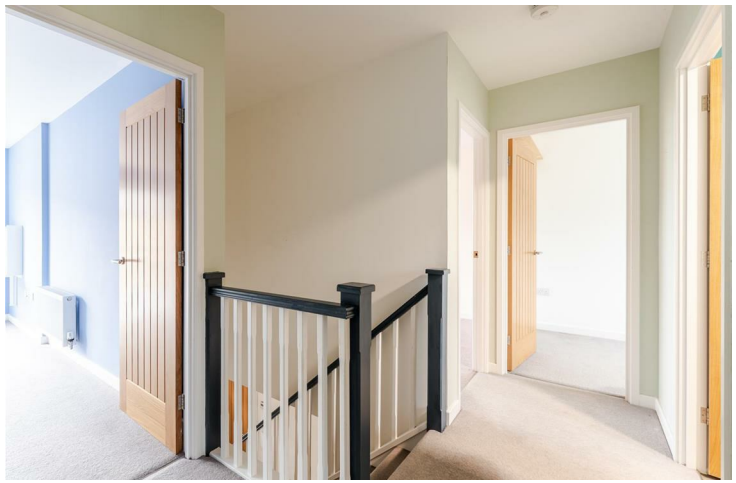
RESIDENTIAL SALES



Property Type
House - Detached

How Big
1336.40 sq ft

Bedrooms
4

Reception Rooms
2

Bathrooms
2

Warmth
Gas central heating

Parking
Off-street

Outside
Front & Rear

EPC Rating
B

Council Tax Band
E

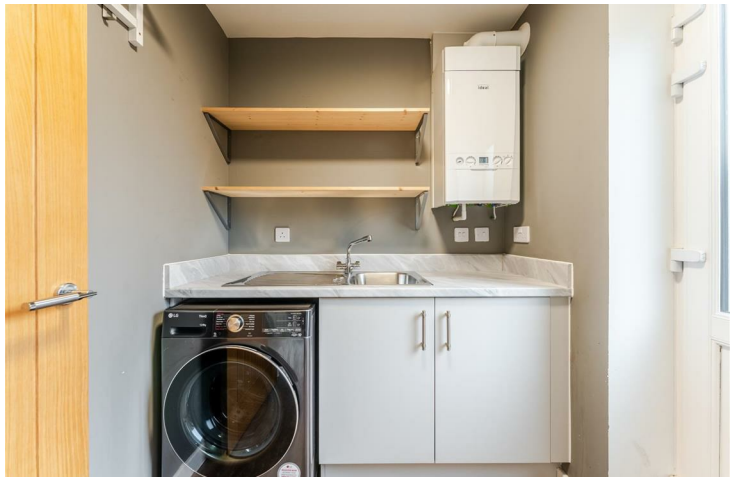
Construction
Traditional

Tenure
Freehold

A modern four-bedroom detached family home, ideally positioned in Yatton village, and offered to the market with no onward chain. 32 Strawberry Drive was constructed by Woodstock Homes in 2020 and benefitting from the remainder of the Buildmark warranty, this attractive modern family home occupies a quiet position at the end of a cul-de-sac and provides well-balanced, thoughtfully arranged accommodation extending to approximately 1,336 sq. ft. This energy efficient home also benefits from solar panels, generating free electricity. The property is entered via a welcoming entrance hall which gives access to a ground floor cloakroom WC and houses the staircase rising to the first floor. Positioned to the front of the property, the sitting room is a generously proportioned and comfortable reception space, enjoying a bay window which allows for excellent natural light and provides a pleasant outlook. To the rear, the impressive kitchen/diner forms the hub of the home, spanning the width of the property and offering ample space for both everyday family living and entertaining. The kitchen is fitted with a comprehensive range of contemporary units and integrated appliances, with French doors opening directly onto the rear garden, ideal for the modern way of living. A separate utility room is accessed from the kitchen/diner, providing valuable additional storage and space for laundry appliances. On the first floor, a central landing gives access to four well-proportioned bedrooms. The principal bedroom benefits from a modern en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom. The accommodation is further enhanced by the addition of solar panels, which generate free electricity and contribute to the home's overall efficiency.

The rear garden is attractively laid out and thoughtfully maintained, creating a pleasant and inviting outdoor space that is both practical and visually appealing. A paved patio extends from the rear of the property, offering a welcoming spot for morning coffee or summer BBQs with friends and family, before giving way to a level lawn. Planted borders with established shrubs and young trees add colour, texture and seasonal interest, helping to soften the boundaries and create a sense of structure. Fully enclosed by timber fencing and designed with ease of maintenance in mind, the garden provides a versatile setting with ample scope for further planting or gentle landscaping, allowing a future owner to tailor the space to their own tastes and lifestyle. A secure gate to the side provides access to the front, where you have off-street parking for three vehicles, with planted beds containing a variety of shrubs framing the property beautifully.

Strawberry Drive is a small and desirable cul-de-sac, ideally positioned just a short, level walk from Yatton High Street, where a range of local shops, cafés and amenities can be found. Yatton is well regarded for its strong sense of community, excellent schooling and superb transport links, including a mainline railway station offering direct services to Bristol and beyond. There are scenic countryside walks nearby, yet the village retains excellent access to larger centres such as Clevedon, Weston-super-Mare and Bristol. This combination of a convenient, quiet location and well-designed family accommodation makes 26 Strawberry Drive a compelling proposition for a wide range of buyers, whether upsizing, relocating or seeking a well-connected yet peaceful village setting.



Detached family home in a quiet cul-de-sac in Yatton village

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 an annual estate charge of approximately £232.00 PA

UTILITES
Mains electric
Mains gas
Mains water
Mains drainage
Solar panels creating free electricity

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, we advise you to make your own enquiries.

PLANNING PERMISSION
There are pending and approved planning permissions within the local area. We advise you to make your own enquiries at planning.n-somerset.gov.uk/online-applications/ or map.n-somerset.gov.uk/dande.html.

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 their knowledge.

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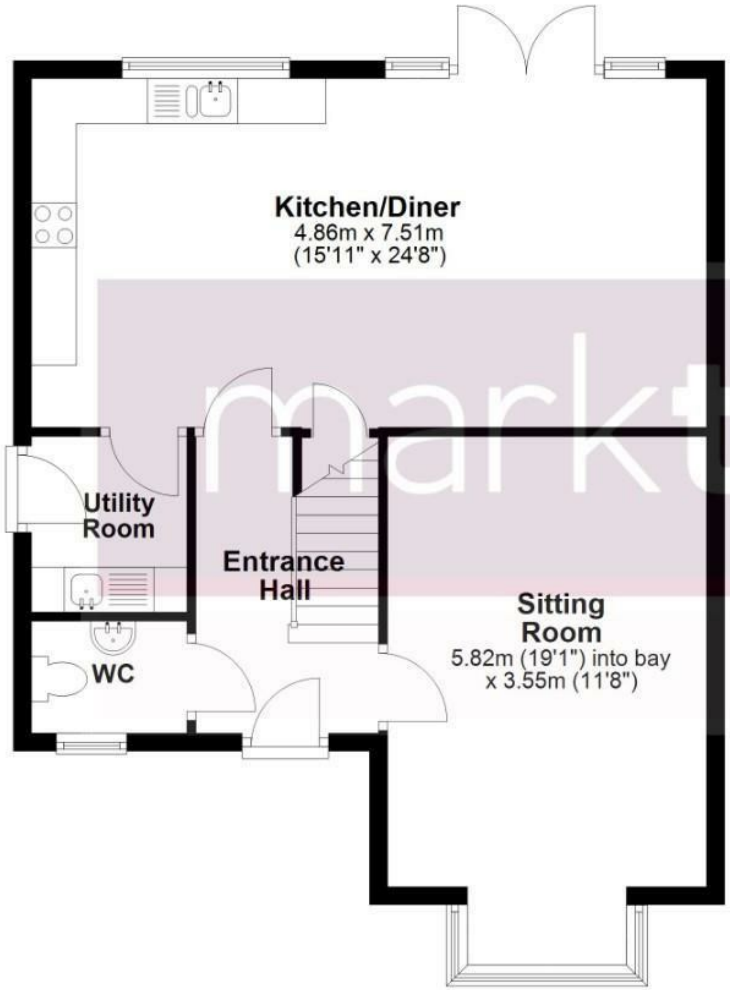
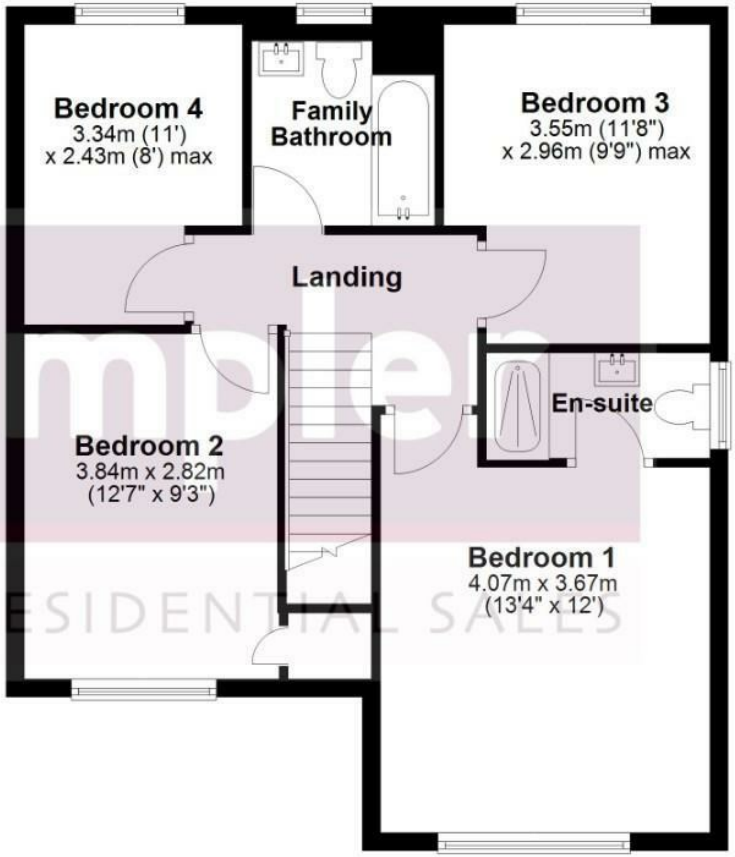
Ground Floor

Approx. 62.3 sq. metres (670.8 sq. feet)



First Floor

Approx. 61.8 sq. metres (665.6 sq. feet)



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Total area: approx. 124.2 sq. metres (1336.4 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 responibility 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 applicances shown have not been tested and no guarantee as to their operability or efficency can be given.
Plan produced using PlanUp.

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