



4 Fieldfare Gardens

Yatton, Bristol

A beautifully presented three-bedroom semi-detached home built by Bloor Homes in 2020, located within the popular Chestnut Park development in Yatton. The property offers modern, low-maintenance living with an open-plan kitchen/dining room, separate utility area, principal bedroom with en-suite and fitted wardrobes, and a good sized rear garden. Further benefits include a detached garage, off-street parking, and the remainder of a 10-year NHBC warranty. Well positioned for village amenities, schools, transport links, and commuter routes.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

All Mains Services

- Approx. 836 sq. ft accommodation
- Three-bedroom semi-detached family home
- Open-plan kitchen and dining area
- Separate utility area and ground floor cloakroom
- Principal bedroom with en-suite and fitted wardrobes
- Low-maintenance rear garden
- Detached single garage
- Private driveway providing off-street parking
- Popular Chestnut Park development in Yatton





4 Fieldfare Gardens

Yatton, Bristol

This well-presented three-bedroom semi-detached home is situated within the popular Chestnut Park development on the northern edge of Yatton. 4 Fieldfare Gardens, built by Bloor Homes in 2020, is finished to a high standard throughout and offers an excellent opportunity for buyers seeking a contemporary, low-maintenance property, with the added benefit of the remaining balance of a 10-year NHBC warranty.

Downstairs, the ground floor comprises a welcoming entrance hall leading through to a bright and comfortable sitting room at the front of the property. To the rear is an open-plan kitchen/dining room fitted with a range of modern units, integrated appliances, and French doors that open directly onto the rear garden filling the room with natural light and creating an ideal space for both everyday living and entertaining. A separate utility area and a cloakroom complete the ground floor.

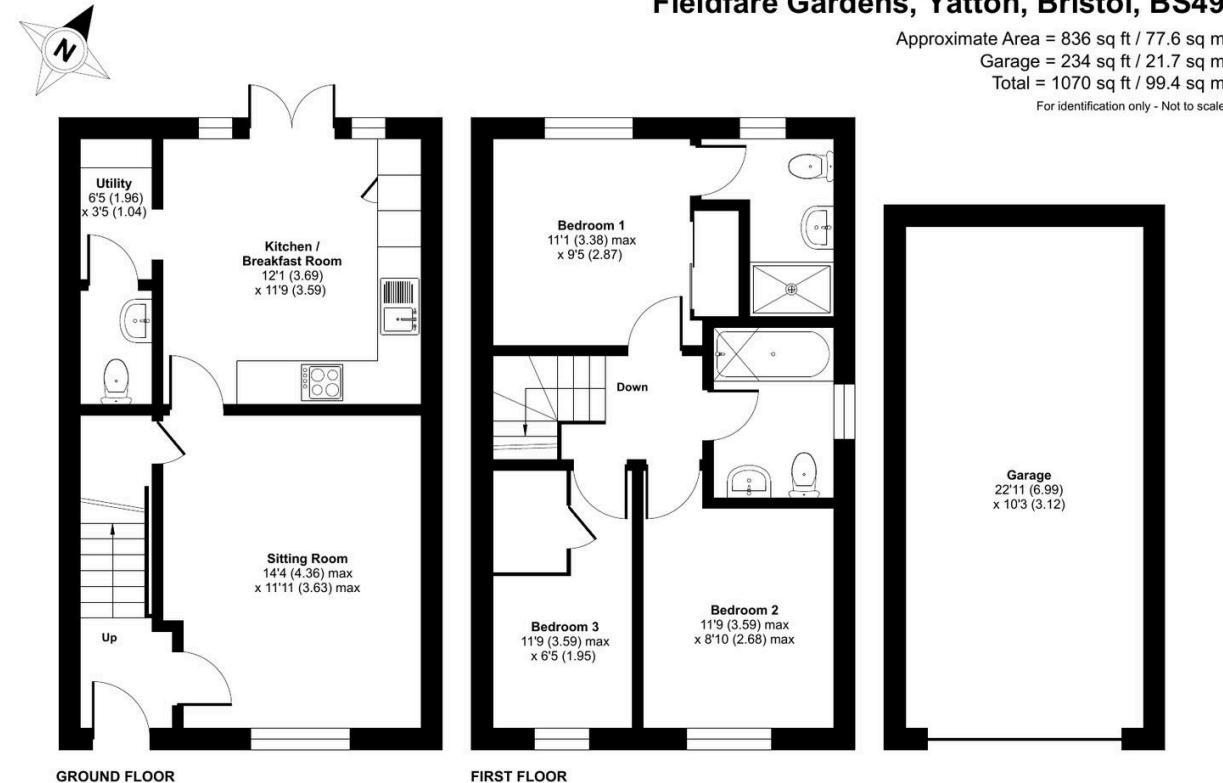
On the first floor, the principal bedroom benefits from built-in mirrored wardrobes and an en-suite shower room. Two further bedrooms are served by a contemporary family bathroom, making the layout versatile and ideal for families.

Outside

The rear garden has been designed to be both attractive and easy to maintain. Immediately outside the French doors is a paved seating area, ideal for outdoor dining, leading onto an area of low maintenance artificial grass. To the rear of the garage is a decked area, providing an additional private space for relaxing or entertaining. The garden is fully enclosed and enjoys a good degree of privacy. A side gate provides direct access to the private driveway with ample parking for two cars and a detached single garage. To the front, the property is attractively presented with a pathway leading to the main entrance, creating a smart and welcoming first impression.

Location

The village of Yatton offers a fine range of shops, nurseries, schools, and a supermarket, along with a variety of social and recreational facilities. The village falls within the catchment area for the well-regarded Backwell School and the development also has its own Primary School (OFSTED Outstanding). Public transport services run to and from Bristol and Weston-super-Mare, while Clevedon provides access to the M5 motorway, connecting to London and the Midlands. Yatton is one of the few remaining villages to retain its mainline commuter rail service, offering trains to Bristol and a direct service to London Paddington in approximately 112 minutes. Bristol Airport is also conveniently located, approximately 8 miles away.



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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