



Stowey Park, Yatton
£400,000



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Bedrooms: 3

Bathrooms: 1

Receptions: 2

This deceptively spacious three bedroom detached bungalow is nestled into the lovely corner position in a popular quiet cul de sac just a short distance from Cadbury Hill as well as the excellent local amenities of the village. Having been a much loved family home for many years the property is now brought to the market with the benefit of no onward chain.

Approached via a private driveway with ample parking there is also a good sized single garage with a workshop beyond. Entering the property you will find a lovely dual aspect sitting room to the right with a handsome feature fireplace, an open arch to the side of the fireplace flows the accommodation through to a breakfast/dining room which is open plan to the kitchen. Very much the social hub of the house the kitchen features an array of traditional farmhouse style wall and base units with a glazed display cabinet and peninsula separating the kitchen from the dining area. There is a useful store cupboard, door leading back into the hallway and a rear door leading out to a handy utility/porch area.



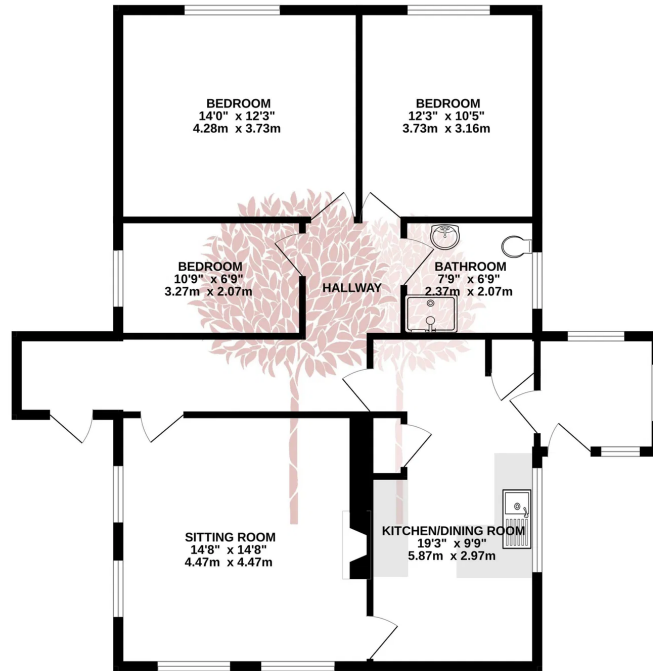
The three bedrooms, comprise two good sized double rooms and a smaller single room, perfect for guests or a smaller child, the family bathroom was adapted some years ago and now features a walk in shower, low level w.c and pedestal wash hand basin. There is also a generous loft with potential (subject to the necessary consents).

Outside, there is a pretty garden that wraps around the house to all sides with established borders along with a neatly paved patio. The garden enjoys a high degree of privacy and as lots of further potential for those with green fingers.

We have noticed... This beautifully positioned bungalow offers so much potential for those searching for a lovely retirement property on one level but also family buyers looking to modernise and create their own grand design.



GROUND FLOOR
996 sq.ft. (92.5 sq.m.) approx.



TOTAL FLOOR AREA: 996 sq.ft. (92.5 sq.m.) approx.
While 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 misstatement. 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.
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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: Travelling from Congresbury direction into Yatton, turn right at the mini roundabout into Claverham Road. Take the second left into Stowey Park and right into the cul de sac where the property can be found at the end on the right hand side.
What3words ///micro.spill.mulls

Material Information: This property operates on central heating. Council tax band: D

