

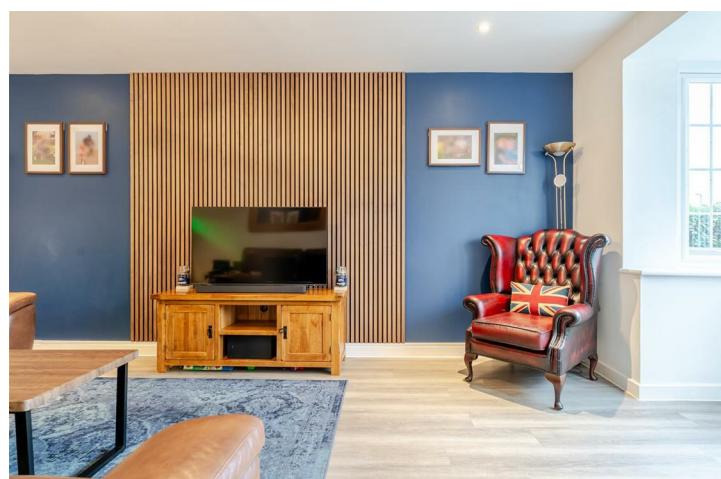
77 Moorhen Road Yatton BS49 4FU

£450,000

marktempler

RESIDENTIAL SALES





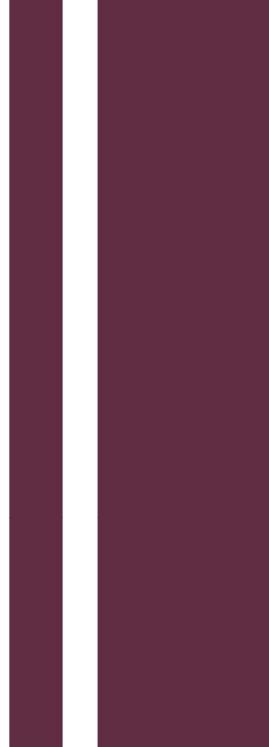
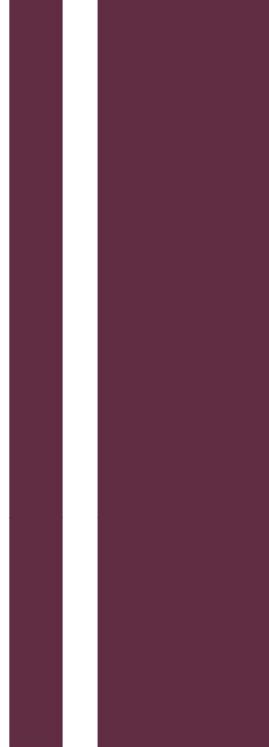
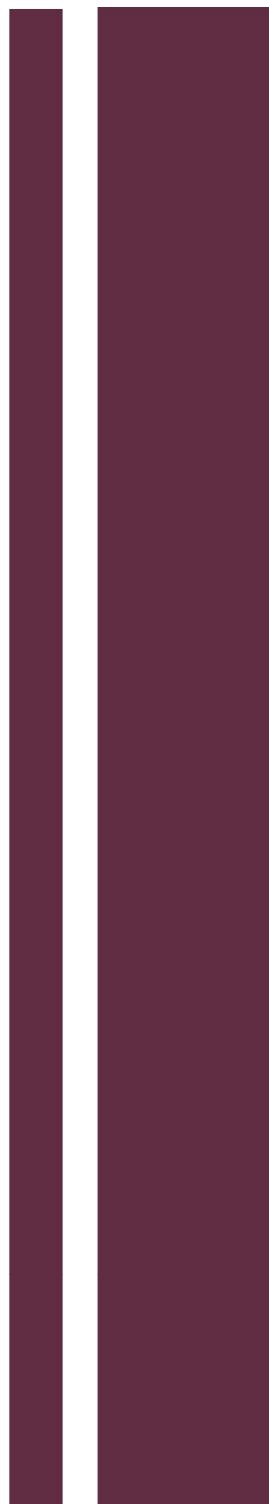
Property Type	House - Detached	How Big	1070.00 sq ft
Bedrooms	4	Reception Rooms	2
Bathrooms	2	Warmth	Gas central heating
Parking	Off-street and garage	Outside	Front & rear
EPC Rating	A	Council Tax Band	E
Construction	Traditional	Tenure	Freehold

A beautifully presented and impressively maintained detached family home, crafted by Bloor Homes in 2019, and situated within the ever-popular and thoughtfully planned Chestnut Park development on Yatton's desirable northern edge. 77 Moorhen Road is an exceptional four-bedroom home that offers all the benefits of modern design combined with a traditionally arranged layout, ideal for everyday family life. It also benefits from the presence of solar panels, which further enhance the home's efficiency, providing environmentally friendly, cost-saving energy. Upon entering the home, the welcoming hallway sets the tone for the well-balanced accommodation that follows. To the front lies a generously proportioned box-bay sitting room, a wonderfully bright and inviting space perfectly suited to relaxing evenings. Continuing through the ground floor, the property opens into an impressive kitchen/dining room, stretching across the full width of the rear elevation. Fitted with high-quality units, integrated appliances, and ample preparation space, this is without doubt the sociable heart of the home. French doors provide a seamless connection to the outside, allowing the room to fill with natural light while encouraging effortless indoor-outdoor living. A practical utility cupboard and further storage sit just off the entrance hall, along with a cloakroom, which completes the ground-floor layout. The first floor is arranged around a central landing and offers four well-appointed bedrooms. The principal bedroom is a superb retreat featuring a stylish en-suite shower room and a built-in wardrobe. Three further bedrooms provide excellent flexibility, serviced by a four-piece family bathroom.

To the rear, the property enjoys a delightful south-westerly facing garden, perfectly oriented to capture the best of the afternoon and evening sun. A beautifully laid sandstone patio terrace extends directly from the kitchen/dining room, creating an ideal area for gatherings with friends or, simply relaxing outdoors. The remainder of the garden is laid to artificial lawn, enclosed, and thoughtfully arranged to provide a safe and enjoyable space for children or pets. A secure gate provides access to the front, and a tandem driveway, providing ample off-street parking, and in turn allows access to the garage, offering valuable storage or workspace. A low-maintenance area is enclosed by box hedging, adding kerb appeal and framing the property perfectly.

Moorhen Road forms part of the attractive Chestnut Park development, a well-regarded location within the vibrant North Somerset village of Yatton. The development enjoys a peaceful, family-friendly environment with a variety of green spaces, play areas, and easy access to open countryside. Yatton itself provides a comprehensive range of local amenities, including shops, cafés, and well-regarded schools. For commuters, Yatton's mainline railway station offers regular direct services to Bristol, Bath, and London Paddington, while the A370 and M5 motorway are easily accessible for travel throughout the region. The surrounding area also boasts a wealth of leisure opportunities with countryside walks, nearby coastal paths, and access to the Mendip Hills Area of Outstanding Natural Beauty.







Quality detached four bedroom family home on the fringe of Yatton



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 £450pa

UTILITIES

Mains electric
Mains gas
Mains water
Mains drainage
Solar panels

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.

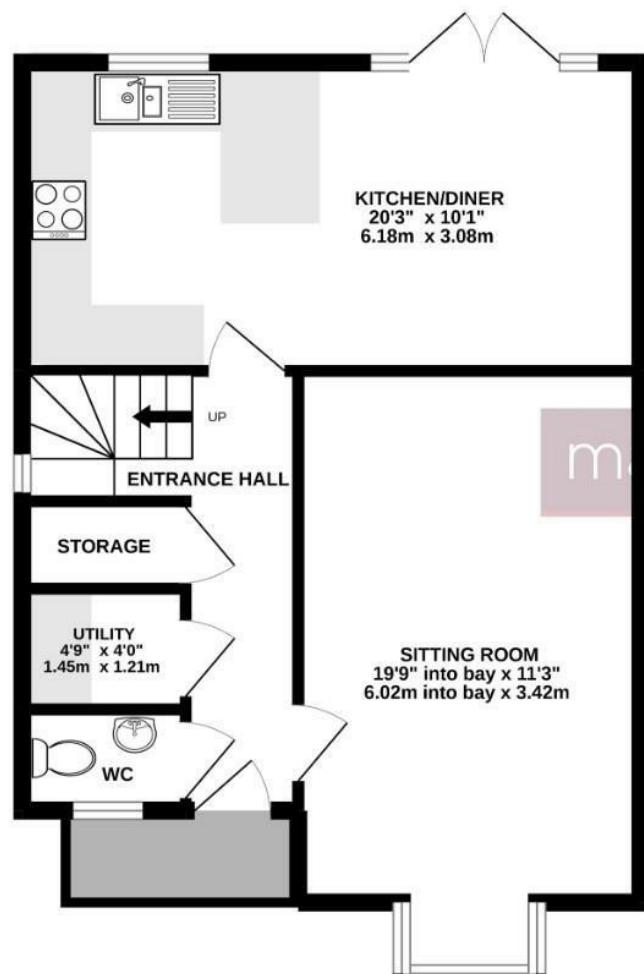
This information is sourced via checker.ofcom.org.uk, we advise you make your own enquiries.

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.

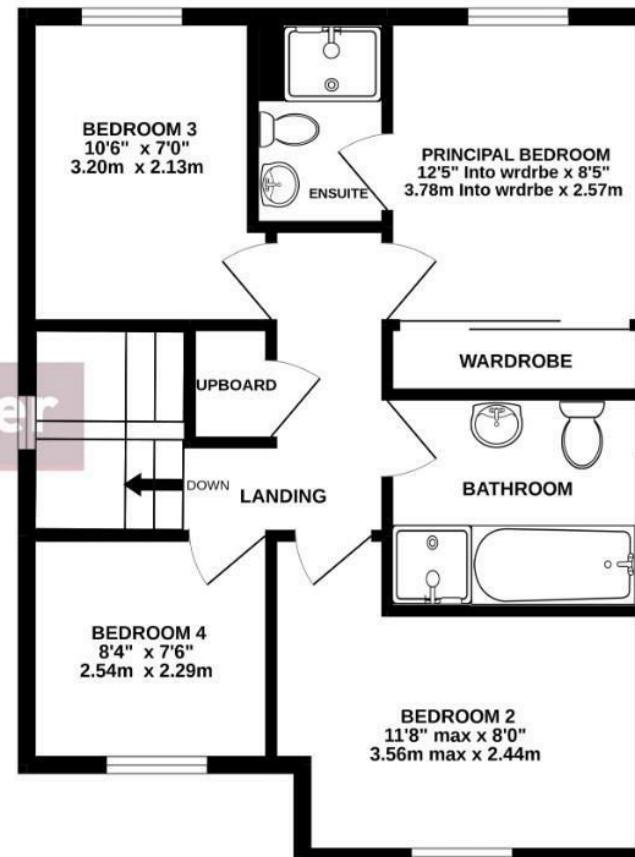
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GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR
529 sq.ft. (49.1 sq.m.) approx.



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TOTAL FLOOR AREA: 1070 sq.ft. (99.4 sq.m.) approx.

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.

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