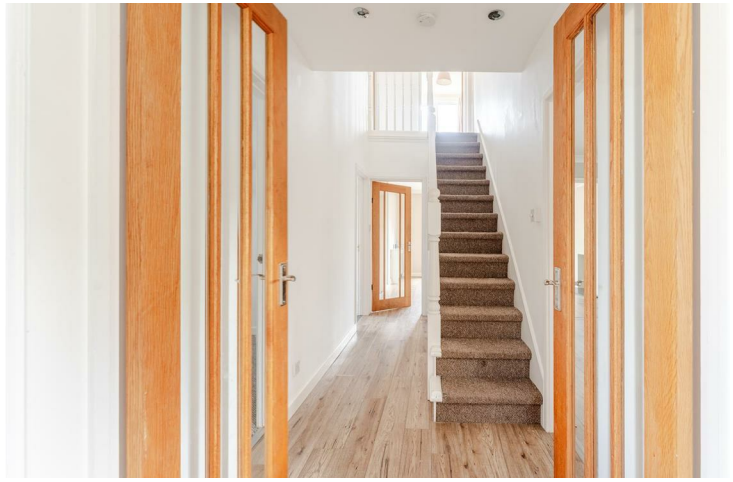
3 Laurel Gardens Yatton BS49 4AE

£375,000

marktempler
RESIDENTIAL SALES









Property Type
House - Semi-Detached

How Big
1197.00 sq ft

Bedrooms
3

Reception Rooms
3

Bathrooms
2

Warmth
Gas Central Heating

Parking
Private Driveway

Outside
Front & Rear

EPC Rating
C

Council Tax Band
D

Construction
Traditional

Tenure
Freehold

Spacious and versatile three-bedroom home with no onward chain in the village of Yatton. Offered to the market with the significant advantage of no onward chain, 3 Laurel Gardens is an attractive and deceptively spacious semi-detached home enjoying a peaceful position within a quiet cul-de-sac, just a stone's throw from Yatton's mainline railway station. Beautifully balanced and wonderfully versatile, the accommodation is perfectly suited to a range of buyers, from growing families to those seeking a more manageable home without compromising on space. An enclosed entrance porch welcomes you into a central hallway, from where the thoughtfully arranged accommodation unfolds. To the rear, a generously proportioned sitting room forms the heart of the home, flooded with natural light from patio doors that frame views across the garden and create a seamless connection between inside and out. Adjoining the sitting room, the kitchen is well-appointed and practical in its current guise, offering ample workspace and storage together with direct access to the garden. For purchasers with an eye for future enhancement, there is exciting potential, subject to any necessary consents, to combine the kitchen and sitting room to create an impressive open-plan kitchen, dining and family space, ideally suited to modern living and entertaining. Positioned to the front of the property, a separate dining room provides excellent flexibility and could equally serve as a family room, snug or additional reception space. Of particular appeal is the ground floor study, which could also be utilised as a fourth bedroom, complemented by a nearby family bathroom. This thoughtful arrangement affords the increasingly desirable opportunity for single-floor living, should the need arise. To the first floor, a bright landing leads to three well-proportioned bedrooms, including a principal bedroom benefitting from its own en-suite shower room. Two further bedrooms are served by useful eaves storage, ensuring the home offers both comfort and practicality in equal measure.

The rear garden boasts a sunny South Westerly aspect and has been thoughtfully designed to create a peaceful and private outdoor retreat, offering a wonderful balance of character, versatility and ease of maintenance. Immediately adjoining the property, a paved patio provides an ideal setting for outdoor dining and entertaining, seamlessly extending the living space into the garden. A further decked seating area sits adjacent to the house, creating an inviting spot to relax and enjoy the surroundings. Beyond, decorative gravelled areas are interspersed with stepping stone sleeper pathways, guiding you through the garden and adding visual interest. A magnificent mature tree forms a striking focal point, bringing a sense of established charm and natural beauty to the landscape, whilst a circular paved feature at the heart of the garden offers a delightful place to sit and enjoy the changing seasons. To the rear, an additional raised decked terrace provides a secluded suntrap, perfect for unwinding with a book or hosting family and friends in a more private setting. Enclosed by timber fencing and enjoying a wonderfully secluded atmosphere, this attractive garden serves as a delightful extension of the home and can be enjoyed throughout the year. The front is set back from the road behind a generous driveway, the property enjoys an appealing frontage that immediately conveys a sense of welcome. Areas of decorative gravel are complemented by a variety of mature shrubs and established greenery, providing a pleasing softness to the setting. A characterful stone boundary wall enhances the property's charm, whilst a secure timber gate to the side offers convenient access to the rear garden. Combining practicality with attractive landscaping, the front garden creates a delightful introduction to this inviting home.

Laurel Gardens is a quiet tree lined cul-de-sac that enjoys a prime location just moments from the centre of Yatton, a thriving village offering a wide range of amenities including shops, cafes, a supermarket, and both primary and secondary schooling within catchment. The property is ideally placed for commuters, with Yatton’s mainline railway station just a short walk away, providing direct services to Bristol, Bath, and London Paddington. The nearby A370 and M5 motorway also offer excellent road connections to the wider region.

















Spacious Three bedroom home in a prime location within the village 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

This information has been provided by the sellers and is correct to the best of our knowledge

UTILITES
Mains electric
Mains gas
Mains water
Mains drainage

HEATING
Gas-fired

BROADBAND
Ultrafast broadband is available with the highest available download speed 1000 Mbps and the highest available upload speed 1000 Mbps. We advise all interested parties to also make their own enquiries via checker.ofcom.org.uk.

If an information source is not named, then it has been provided by the either ther sellers of the property and is accurate to the best of their knowledge or OnTheMarket, powered by Sprift. Spirft's data partners include Royal Mail, Ofcom, Environment Agency, Land Registry, Valuation Office Agency, Office for National Statistics, Ordnance Survey and Historic England.

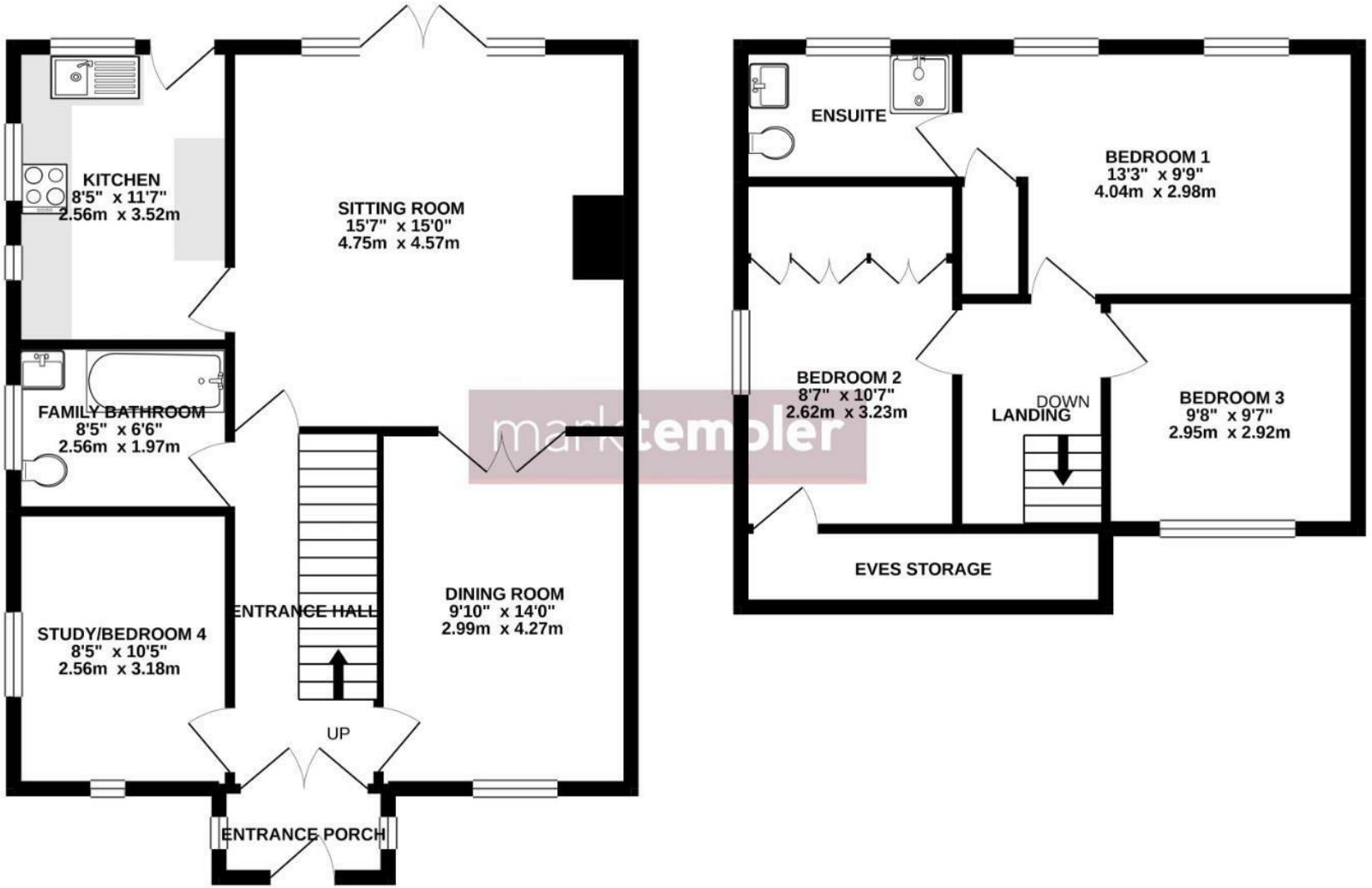
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GROUND FLOOR
706 sq.ft. (65.6 sq.m.) approx.

1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



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TOTAL FLOOR AREA : 1197 sq.ft. (111.2 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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