





# 11 Grace Close

Yatton, Bristol

A well-presented four-bedroom detached home with garden, garage and countryside outlook, quietly positioned within a cul-de-sac in the popular village of Yatton.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Detached home positioned within a quiet cul-de-sac
- Approximately 1,610 sq ft (inc.garage) of well-balanced accommodation
- Four bedrooms, two bathrooms
- Generously proportioned sitting room
- Kitchen/dining room with adjoining utility room
- Ground floor study/home office
- Integral garage and driveway parking
- Attractively arranged rear garden
- Open outlook to the rear over adjoining countryside
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)









## 11 Grace Close

Yatton, Bristol

A well-presented four-bedroom detached home, occupying a tucked-away position within a quiet cul-de-sac and enjoying open views to the rear over adjoining countryside. The property offers approximately 1,479 sq ft of well-balanced accommodation, complemented by an integral garage, driveway parking, and a thoughtfully arranged rear garden. The accommodation is arranged over two floors and is notable for its sense of light, space, and flow, with generous glazing across the rear of the property creating a strong connection between the living areas and the garden beyond.

A welcoming entrance hall provides access to the principal ground floor rooms, with a cupboard which provides practical storage for coats and shoes.

To the left, the spacious sitting room is a comfortable and well-proportioned space, ideal for everyday living and more formal entertaining, enjoying a pleasant outlook to the front.

To the rear, the kitchen/family room forms the heart of the home and is arranged to make the most of the garden setting and open views beyond. Fitted with a comprehensive range of wall and base units with ample worktop space, the room also provides generous space for dining and relaxed family seating, creating an excellent everyday living area. Glazed doors open directly onto the rear garden, allowing for easy indoor/outdoor flow during the warmer months.

Adjacent to the kitchen is a useful utility room, providing additional storage and laundry facilities. There is also a second modern, full bathroom with white three piece suite.

A ground floor study offers an ideal space for home working, with flexibility for alternative use depending on requirements. A cloakroom completes the ground floor.







Upstairs, the first floor offers four bedrooms, arranged around a central landing. The principal bedroom is a generous double room with space for wardrobes. Three further bedrooms provide flexibility for family living, guests, or additional home working, and all are served by a modern family bathroom.

### Outside

The rear garden has been attractively arranged and is laid mainly to lawn with established planting to the borders. A paved terrace sits directly behind the house, providing a pleasant space for outdoor dining and relaxation, while the open outlook beyond the garden boundary creates a sense of space and privacy. To the front of the property, a driveway provides off-street parking and leads to the integral garage.



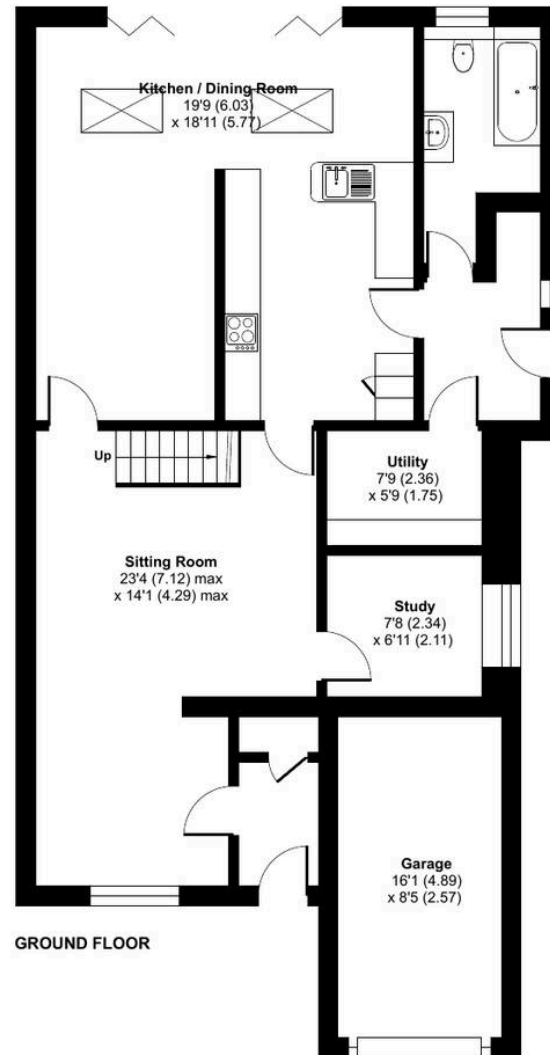


# 11 Grace Close

Yatton, Bristol

The village of Yatton offers a fine range of shops, nurseries, schools, and supermarket, plus a variety of social and recreational facilities. The village falls within the catchment of the well-regarded Backwell School and has its own Primary School. A public transport service runs to and from Bristol and Weston-super-Mare and at Clevedon there is an M5 motorway access point to London and the Midlands. Yatton is also one of the few remaining villages to have retained its mainline commuter rail service, offering trains to both Bristol and a direct service to London Paddington from just 112 mins. Bristol Airport lies within easy reach just 8 miles away. (All distances/times approx.)





GROUND FLOOR

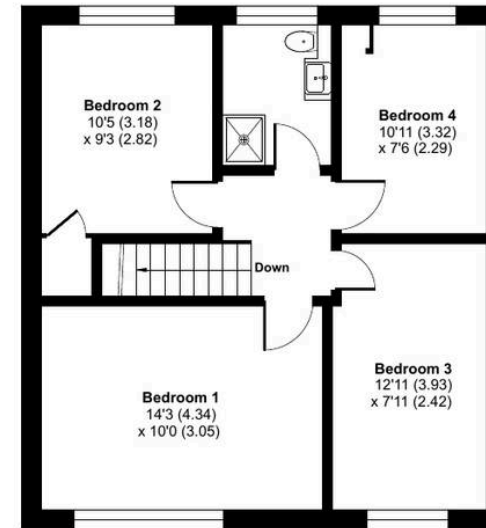
## Grace Close, Yatton, Bristol, BS49

Approximate Area = 1479 sq ft / 137.4 sq m

Garage = 131 sq ft / 12.1 sq m

Total = 1610 sq ft / 149.5 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Robin King LLP. REF: 1404354

## Robin King

Robin King Estate Agents, 1-2 The Cross Broad Street - BS49 5DG

01934 876226 • [post@robin-king.com](mailto:post@robin-king.com) • [www.robin-king.com/](http://www.robin-king.com/)

Sales particulars are for guidance only. No structural survey or service testing has been done. These details aren't part of a contract and shouldn't be relied on as facts. References to alterations or use don't confirm regulatory approval. Buyers must verify all information. Measurements are approximate; check them. Contact us with any important concerns before viewing.