



Grace Close, Yatton
£370,000



debbie fortune
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Bedrooms: 3

Bathrooms: 1

Receptions: 2

Set along one of Yatton's most sought-after roads, just a short stroll from the village amenities and mainline train station, this bright and impressively spacious three-bedroom semi-detached home offers exceptionally flexible accommodation, ideal for modern family living. Offered to the market with no onward chain, the property presents a fantastic opportunity for buyers looking to move swiftly.

From the moment you step inside, there is a wonderful sense of space and light. The ground floor has been thoughtfully arranged to provide both open-plan sociable areas and separate, versatile rooms to suit a variety of lifestyles.

The sitting room is a particularly generous space, filled with natural light and offering ample room for comfortable seating - perfect for relaxing evenings or hosting family and friends. This flows through to the spacious kitchen/dining room, which undoubtedly forms the heart of the home. With extensive worktop space and room for a full dining table, it is perfectly suited to everyday family life as well as entertaining on a larger scale.



To the front of the property, a further reception room adds significant versatility. Currently used as additional living space, it could equally function as a home office, playroom, snug or hobby room. Importantly, due to its position adjacent to the cloakroom, it would make an excellent fourth bedroom if required, creating a more self-contained guest suite or space for a teenager or dependent relative.

The cloakroom itself was originally fitted as a shower room and could be easily reinstated, offering excellent potential for those seeking ground floor bathing facilities – a valuable addition for multi-generational living or future-proofing.

Upstairs, the sense of proportion continues. Three well-balanced bedrooms provide comfortable accommodation, including two generous doubles and a good-sized third room. The family bathroom is fitted with a stylish four-piece suite, including both a bath and separate shower, combining practicality with comfort.

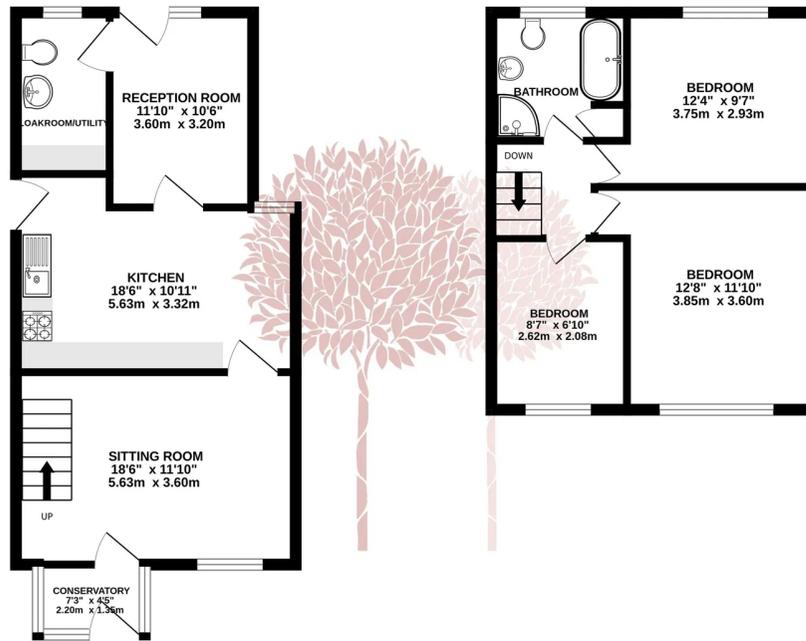
Outside, the property enjoys a pleasant enclosed rear garden, ideal for children, pets, or outdoor dining during the warmer months. To the front, a smart block-paved driveway provides ample off-road parking and leads to the garage, offering further storage or workshop potential.

What we love about the property... A spacious, adaptable and light-filled home in a prime village position – perfect for modern living, within easy reach of Yatton's shops, schools and mainline railway station for commuting.



GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.

1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 1012 sq.ft. (94.0 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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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: From Cadbury Garden Centre, turn right onto Smallway and continue along the road before joining Frost Hill. Follow Frost Hill down the hill and take the left-hand turning onto Mendip Road. Continue along Mendip Road for some distance before turning left into Grace Close. The property will be found on the right-hand side and is clearly identified as number 5.
What3Words: ///shifts.attending.declares

Material Information: This property operates on gas central heating. Council tax band: D EPC Rating: C

