5 Stallings Close Claverham BS49 4GE

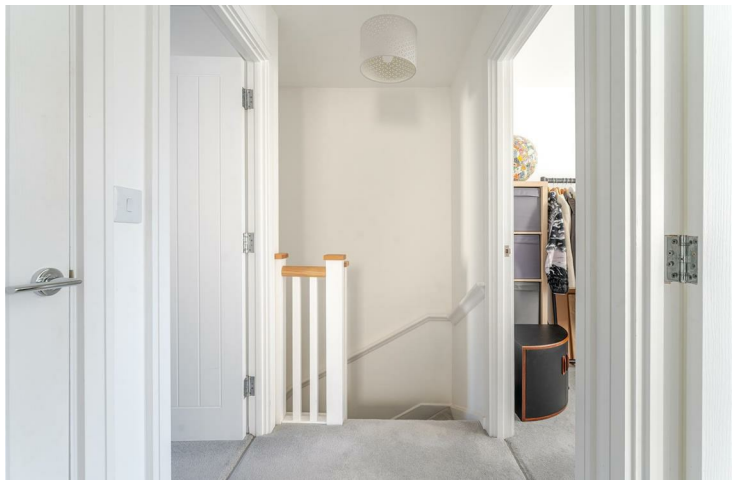
£375,000

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Property Type
House - End Terrace

How Big
939.50 sq ft

Bedrooms
3

Reception Rooms
2

Bathrooms
2

Warmth
Gas Central Heating

Parking
Driveway

Outside
Front & Rear

EPC Rating
B

Council Tax Band
C

Construction
Traditional

Tenure
Freehold

An impeccably presented nearly new home, situated within a modern development in the rural village of Claverham. Constructed in 2022 by highly regarded local developer, Newland Homes and built to the sought-after Cricklade design. 5 Stallings Close is an exceptional three-bedroom end of terrace home, beautifully combining contemporary elegance with the practicalities of modern family living. Immaculately presented throughout and benefiting from the remainder of a 10-year structural warranty, this impressive home offers complete peace of mind alongside all the advantages associated with a nearly new property. A welcoming entrance hall sets the tone for the accommodation beyond, creating an immediate sense of space and quality, whilst a conveniently positioned cloakroom caters for everyday practicality. Undoubtedly the focal point of the home is the stunning open-plan kitchen/dining room, a wonderfully bright dual-aspect space extending to almost 20ft in length and flooded with natural light from windows to two elevations. Thoughtfully designed with both entertaining and day-to-day living in mind, the beautifully appointed kitchen is fitted with a comprehensive range of contemporary cabinetry, generous work surfaces and a breakfast bar, providing the perfect setting for informal dining, morning coffee or social gatherings with family and friends. The room comfortably accommodates a formal dining table, creating a versatile and sociable environment at the very heart of the home. A useful utility area provides valuable additional storage and laundry facilities. To the rear, the elegant sitting room enjoys a delightful outlook over the garden and benefits from French doors that invite natural light into the space whilst providing direct access to the garden for entertaining and family enjoyment. To the first floor, the principal bedroom is a generously proportioned retreat, benefitting from a range of built-in wardrobes and a stylish en-suite shower room. Two further well-appointed bedrooms offer flexibility for growing families, guests or home working, whilst a contemporary family bathroom serves the remaining accommodation. Throughout, the property has been thoughtfully designed to create a home that is as practical as it is attractive, ready to be enjoyed from the moment of arrival.

The rear garden has been thoughtfully designed to provide an attractive and easily maintained outdoor space, ideally suited to the property. Immediately adjoining the property, a paved terrace offers an excellent setting for outdoor dining, entertaining and relaxing in the warmer months. Beyond, a level lawn forms the heart of the garden, creating a wonderful space for children to play or for keen gardeners to further personalise the plot. Planted borders soften the boundaries and adds a splash of colour, whilst a paved pathway enhances both the practicality and visual appeal of the garden's layout. Securely enclosed by timber fencing, a secure gated side access leads to the front of the property. To the front, the property enjoys an attractive and contemporary frontage that reflects the quality of this modern development. A neat area of lawn is complemented by planted shrubs that create a welcoming approach to the main entrance via a pathway. Positioned alongside the property, a block-paved driveway provides convenient off-road parking for three vehicles.

Stallings Close forms part of the ever popular Court de Wyck development in Claverham, a location well regarded for its blend of modern living and historical significance. Claverham itself offers a semi-rural feel whilst remaining exceptionally well placed for access to Yatton village, which provides a range of shops, cafés, schools and a mainline railway station with direct services to Bristol and beyond. The surrounding countryside offers numerous walking routes and green spaces, ideal for those who enjoy an active outdoor lifestyle. The nearby A370 and M5 motorway network provide excellent commuter links to Bristol, Weston-super-Mare and the wider region. Combining stylish modern accommodation with a unique historical backdrop, 5 Stallings Close represents an excellent opportunity for families, first time buyers and those seeking a well connected yet village setting.

















Impeccably presented, nearly new three bedroom home in the rural village of Claverham





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 a monthly estate charge of £23.56. Managed by Hillcrest Estates

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 central heating

BROADBAND
Ultrafast broadband is available with the highest available download speed 1800 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.

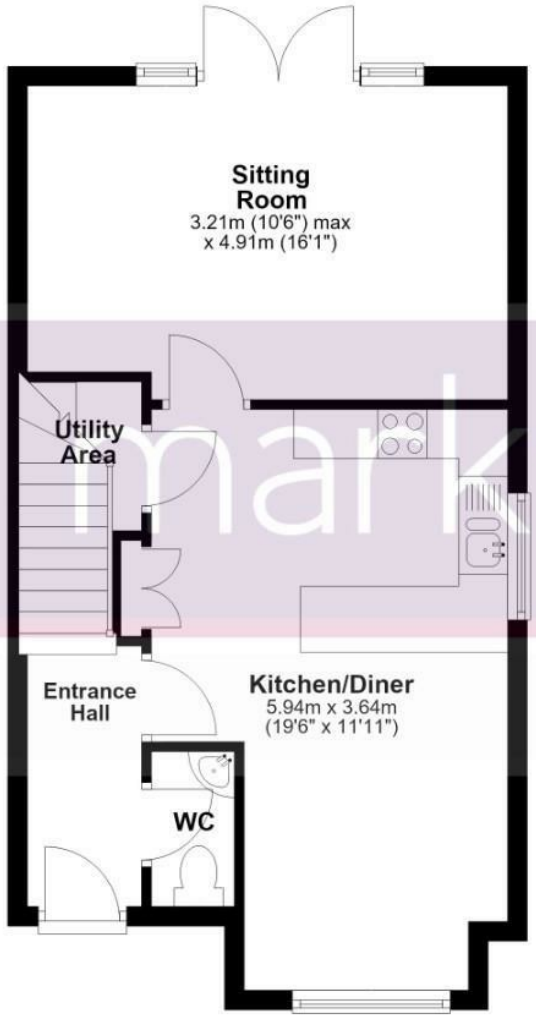
If an information source is not named, then it has been provided by the sellers of the property and is accurate to the best of their knowledge, or OnTheMarket, powered by Sprift. Spirft's data partners include Royal Mail, Ofcom, Environment Agency, Land Registry, Valuation Office Agency, Office for National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

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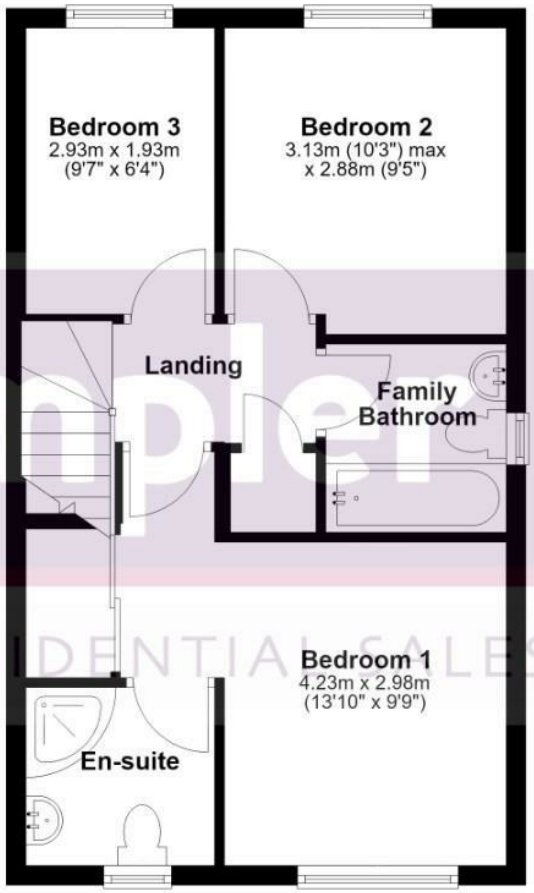
Ground Floor

Approx. 45.3 sq. metres (487.4 sq. feet)



First Floor

Approx. 42.0 sq. metres (452.2 sq. feet)



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Total area: approx. 87.3 sq. metres (939.5 sq. feet)

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 responibility 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 applicances shown have not been tested and no guarantee as to their operability or efficency can be given.
Plan produced using PlanUp.

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