



49 Egret Drive, Yatton, North Somerset, BS49 4FN  
**Fixed Price - £365,000**

Steven  
*Smith*



Simply stunning! This immaculately presented 3-bedroom family home is only 4 years old, and is offered to the market with no onward chain! Perfectly positioned on the quiet cul-de-sac of Egret Drive in the popular Chestnut Park development within Yatton, this pretty property has huge amounts to offer. With it's charming stone built front facade, upon entering the property you are greeted by a spacious hall with downstairs W/C. The dual aspect sitting room is bright and airy and the modern kitchen/diner is spotless, with French doors opening to the level, westerly facing garden. Upstairs the property benefits from three bedrooms, a family bathroom and ensuite shower room. Having 6 years left on the NHBC build warranty which is inherited by the new owner, and with the ease of being chain free, early interest is anticipated.

### **Accommodation (all measurements approximate)**

#### **GROUND FLOOR**

Front door opens to:

##### **Hall**

With Karndean LVT flooring, understairs storage.

##### **Cloakroom**

Suite of WC, sink, Karndean LVT flooring and wood panelling.

#### **Sitting Room 16' 2" x 10' 9" (4.92m x 3.27m)**

Dual aspect room.

#### **Kitchen/Diner 14' 8" x 10' 3" (4.47m x 3.12m)**

Fitted with base and eye level units, wood effect worktop, sink with mixer tap, integrated dishwasher, stainless steel four ring gas hob and oven and glass splash back and extractor over, space for washing machine and space for fridge/freezer, dual aspect, french doors to garden, Karndean LVT flooring, spotlights.

#### **FIRST FLOOR** **Landing.**

#### **Bedroom 1 11' 8" x 10' 6" (3.55m x 3.20m)**

Measurements include the built in wardrobes. Window overlooking the garden.

##### **En-Suite**

Suite of WC, wall hung washhand basin, king size shower cubicle with rainfall shower, Karndean LVT flooring, partially tiled walls.

#### **Bedroom 2 10' 8" x 8' 2" (3.25m x 2.49m)**

Dual aspect room.

#### **Bedroom 3 11' 1" x 7' 10" (3.38m x 2.39m)**

Window.

#### **Bathroom**

Suite of WC, washhand basin, bath with shower over, partially tiled walls, Karndean LVT flooring, window.

#### **OUTSIDE**

Driveway with parking for 2 cars.

##### **Rear Garden**

Immediately outside of the property there is a patio which leads onto a level lawn with raised planters and then leading onto a chipping area. Gate leading to the front, outside water tap, light with sensor and outside socket. Garden shed. The garden is predominantly westerly facing.



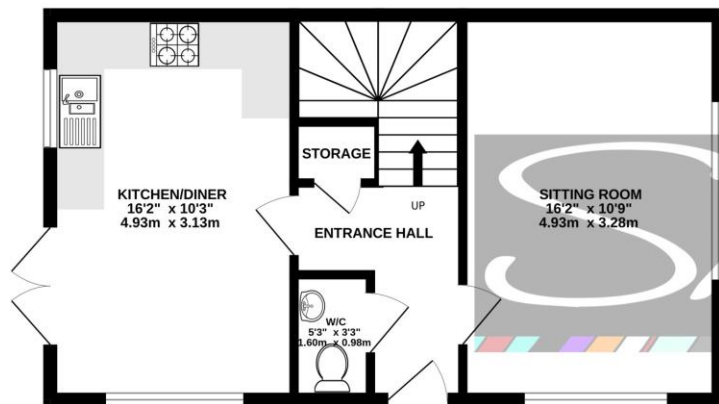




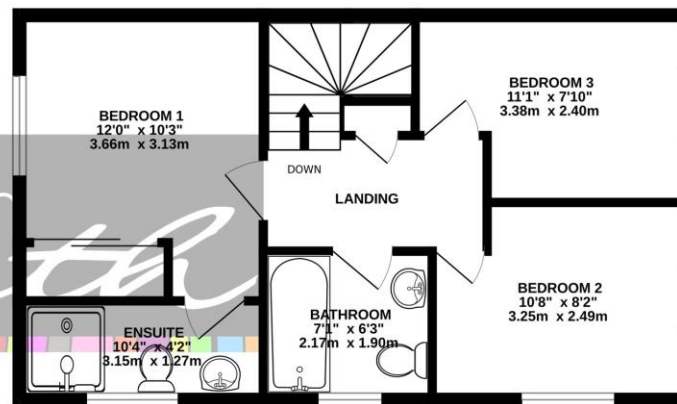




GROUND FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 909 sq.ft. (84.4 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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 Semi Detached House

 Freehold

 3

 Garden

 2

 C

 1

**EPC** B

 Gas Central Heating

 Parking





#### Health & Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

#### Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

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