

4 Wemberham Crescent Yatton BS49 4BE

£465,000

marktempler

RESIDENTIAL SALES





**Property Type**

House - Semi-Detached



**How Big**

1502.00 sq ft



**Bedrooms**

4



**Reception Rooms**

2



**Bathrooms**

2



**Warmth**

Gas central heating



**Parking**

Off street & garage



**Outside**

Front & rear



**EPC Rating**

D



**Council Tax Band**

C



**Construction**

Traditional



**Tenure**

Freehold

Beautifully refurbished and extended four bedroom semi-detached family home, finished to an exceptional standard throughout - 4 Wemberham Crescent is an immaculately presented home that has been thoughtfully renovated by the current owners, who have created a stylish and highly practical layout, ideal for modern family life. The accommodation is accessed via a welcoming entrance hall, with the ground floor arranged to offer both private and sociable living space. To the front, the sitting room provides a cosy everyday retreat, tastefully decorated and featuring an exposed brick feature wall that adds warmth and character to the room. To the rear, the property opens into a fabulous open plan kitchen dining room, undoubtedly the heart of the home and designed with entertaining and day-to-day family living in mind. Finished with herringbone style flooring, the kitchen area is fitted with a range of blue shaker style wall and base cabinets with quartz work surfaces over, a central breakfast island, double ceramic Belfast sink and space for a range style cooker. The dining area is positioned to the opposite side of the room, creating a natural space for family meals and hosting guests, while bi-fold doors open directly to the rear garden and allow the room to connect beautifully with the outside space during the warmer months. A utility room adds valuable additional practicality, while a cloakroom WC completes the ground floor. To the first floor, the landing leads to four bedrooms, with the principal bedroom benefitting from its own en-suite bathroom. The remaining bedrooms provide flexibility for children, guests or home working, and are served by a modern family shower room fitted with a three piece suite comprising walk-in rainfall shower, low level WC and wash hand basin with vanity storage under.

Externally, the property continues to impress with a private rear garden that has been arranged to make the most of outdoor living. Areas laid to porcelain patio and lawn create a smart, usable and relatively low maintenance space, well suited to family life and entertaining. A timber garden room provides a particularly appealing addition, open to the side and currently arranged as an additional reception-style space with garden seating and table for al fresco dining. Alongside this, the outdoor bar and kitchen area create a superb setting for hosting family and friends during the warmer months, making the garden feel like a true extension of the home. To the front, the property is laid to hardstanding, providing off-street parking for numerous vehicles and access to the garage, which offers useful storage, parking or workshop potential. The combination of generous parking, garage facilities and a beautifully arranged rear garden adds greatly to the practicality and appeal of this already impressive family home.

Wemberham Crescent is a well-regarded residential position within Yatton, conveniently placed for access to the village amenities and transport links. Yatton offers a wide range of everyday facilities including shops, cafes, supermarket, pharmacy, doctors' surgery, public houses and primary schooling, while the village is also well known for its mainline railway station, providing regular services towards Bristol and London Paddington. The surrounding countryside and nearby Strawberry Line offer excellent opportunities for walking and cycling, with Clevedon, Congresbury and Weston-super-Mare all within easy reach. For those travelling further afield, the A370 and M5 motorway network provide convenient road links. With its exceptional refurbishment, extended open plan living space, four bedroom layout, private garden and generous parking, 4 Wemberham Crescent represents a superb opportunity to acquire a beautifully finished family home in a popular Yatton location.







## Beautifully presented family home in the heart 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

UTILITIES  
Mains electric  
Mains gas  
Mains water  
Mains drainage

HEATING  
Gas fired central heating

BROADBAND  
Ultrafast broadband is available with the highest available download speed 10000 Mbps and the highest available upload speed 10000 Mbps.

This information is sourced via [checker.ofcom.org.uk](http://checker.ofcom.org.uk), we advise you make your own enquiries.

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.



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### Ground Floor

Approx. 83.1 sq. metres (894.4 sq. feet)



### First Floor

Approx. 56.4 sq. metres (607.6 sq. feet)



Total area: approx. 139.5 sq. metres (1502.0 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 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. Plan produced using PlanUp.