2 Egret Drive Yatton BS49 4FN | **£360,000**

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RESIDENTIAL SALES









Property Type
House - Semi-Detached

How Big
865.60 sq ft

Bedrooms
3

Reception Rooms
2

Bathrooms
2

Warmth
Gas central heating

Parking
Off street and garage

Outside
Side

EPC Rating
B

Council Tax Band
C

Construction
Traditional

Tenure
Freehold

An exceptional three bedroom, double fronted semi-detached family home, beautifully positioned within the ever popular Chestnut Park development in the village of Yatton. 2 Egret Drive was constructed by Bloor Homes in 2018 to the highly regarded “Staunton” design, and is an elegant modern home that offers thoughtfully arranged accommodation over two floors, characterised by a wonderful sense of light and space throughout, with all ground floor living accommodation enjoying delightful dual aspects. A welcoming entrance hall sets the tone, leading to a charming sitting room with an attractive bay window to the front, providing a warm and inviting setting for relaxation and family evenings together. To the opposite side, a well-appointed kitchen/diner forms the social heart of the home, fitted with a comprehensive range of units and offering ample space for both cooking and dining, with a pleasant outlook over the garden. A cloakroom completes the ground floor accommodation, adding practicality to everyday living. To the first floor, a central landing leads to three well-proportioned bedrooms, including a principal bedroom benefiting from built-in storage and a stylish en-suite shower room. Bedroom two also flooded with natural light thanks to a dual aspect, and is served by a neatly presented family bathroom, along with the third bedroom, creating a practical yet comfortable arrangement ideal for both families and downsizers alike.

The garden is an attractive and well-enclosed space, enjoying a good degree of privacy and thoughtfully arranged for both ease of maintenance and family enjoyment. Immediately adjoining the property is a paved patio terrace, ideal for outside dining and entertaining, with a pathway extending along the side. The majority of the garden is laid to a level lawn, complemented by well-stocked borders with a selection of established shrubs and a central feature tree, providing structure and a pleasant outlook. Brick walling and timber fencing form secure boundaries, while a secure timber gate to the rear, offers convenient access to the driveway and garage. The garden is particularly family-friendly, offering ample space for play equipment and outdoor relaxation, creating a well-balanced and appealing outside space.

Egret Drive is located within Chestnut Park, a modern and well-regarded development located on the northern fringe of Yatton, offering easy access to the village’s wide range of amenities. Yatton itself is a thriving community with shops, cafes, schools and nurseries and falls within the catchment for the highly regarded Backwell School. The village is particularly well connected, with a mainline railway station providing direct services to Bristol, Weston-super-Mare and London Paddington. For those travelling by car, the M5 motorway is easily accessible via Clevedon, making this an ideal location for commuters and families alike.





Well presented family home in Yatton's Chestnut Park





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 an annual estate charge of £439.51

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 2000 Mbps and the highest available upload speed 2000 Mbps.

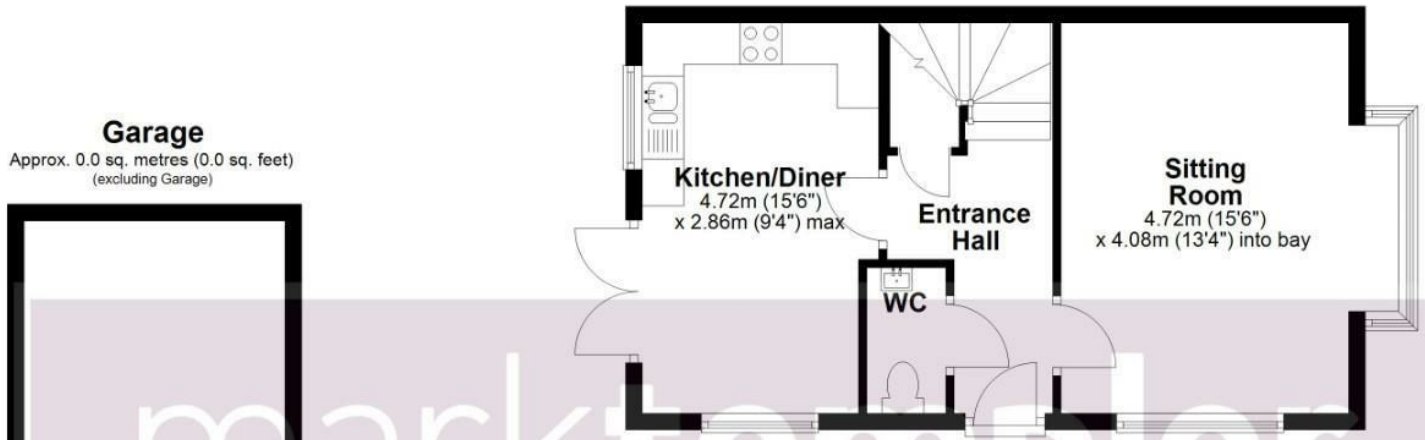
This information is sourced via checker.ofcom.org.uk, we advise you to make your own enquiries.

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. 41.6 sq. metres (447.9 sq. feet)



First Floor
Approx. 38.8 sq. metres (417.7 sq. feet)



Total area: approx. 80.4 sq. metres (865.6 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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