



25 Rectory Way, Yatton, BS49 4HQ
£399,950

Steven
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Welcome to a home that effortlessly blends modern style with the ultimate in village convenience. From the moment you step inside, it is clear that the current owners have thoughtfully modernised and creatively improved every corner of this deceptively spacious semi detached property, making it the perfect home for a growing family. Your day begins in the impressive oak fronted kitchen at the front of the home, a warm and stylish space designed to handle the morning rush with ease. As the day unfolds, life naturally centres around the generous living room at the rear. Flooded with natural light, this welcoming space features double doors that open directly onto a modern deck, seamlessly connecting indoor comfort with a beautifully enclosed, private rear garden, ideal for peaceful morning coffees, weekend barbecues and watching the children play safely. One of the property's finest assets is its exceptional versatility. A substantial side extension currently serves as an elegant snug room or this adaptable space can easily evolve alongside your family's changing needs, transitioning effortlessly into a quiet home office, a vibrant children's playroom, or even a fourth bedroom. Practicality is woven into the ground floor layout, which also boasts a convenient downstairs shower room and utility space to keep the main living areas clutter free, alongside an attached single garage for extra storage. Upstairs, the home continues to impress with three

peaceful bedrooms and a truly luxurious family bathroom. Designed with a boutique spa aesthetic, this contemporary sanctuary features a deep freestanding bath, a sleek walk in glazed shower, and the everyday luxury of under floor heating. Beyond the front door lies a lifestyle defined by ease and community. Situated in a highly sought after central village location, you are just a short stroll from local parks, independent shops, and excellent schools, falling directly within the coveted Backwell school catchment area. For commuters, the village mainline railway station offers stress free connections, making this the ultimate zero compromise family home.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to:

Hallway

Stairs to first floor, understairs cupboard and opening to:

Kitchen/Breakfast Room 10' 10" x 7' 7" (3.30m x 2.31m)

Beautifully fitted with a comprehensive range of wall and base units with working surfaces, ceramic sink with mixer tap, double electric oven at eye level, five ring gas hob with contemporary extractor hood, integrated appliances to include fridge, freezer and dishwasher, tiled

splashbacks, wine rack, window looking out to front, access to the Worcester gas boiler, space for a breakfast table, spotlights.

Lounge/Diner 19' 10" x 11' 0" (6.04m x 3.35m)

A light and airy room with two windows and french doors opening out to the rear garden, wood effect floor, feature fireplace, spotlights. Door opens to:

Snug Room/Bedroom 4 12' 2" x 9' 5" (3.71m x 2.87m)

A very useful room with door opening to the rear garden.

En-Suite Shower Room/Utility 9' 5" x 6' 3" (2.87m x 1.90m)

Fitted with a three piece white suite of WC, washhand basin, corner shower cubicle with Mira Jump electric shower, partially tiled walls, obscure window, plumbing for washing machine.

FIRST FLOOR

Half Landing. Window to side.

Landing

Access to loft space.

Bedroom 1 11' 3" x 10' 11" (3.43m x 3.32m)

Window overlooking the impressive rear garden.

Bedroom 2 10' 11" x 8' 6" (3.32m x 2.59m)

Window to rear.

Bedroom 3 10'11" max 6'10" min x 6'7"

Window to front, wood effect floor.

Bathroom 12'10" x 6'8" max 4'8" min

Beautifully fitted with a four piece suite of WC, washhand basin, contemporary freestanding bath with handheld attachment, king size shower cubicle with mains shower, fully tiled Travertine walls and floor with underfloor electric heating, spotlights, chrome ladder radiator, obscure window.

OUTSIDE

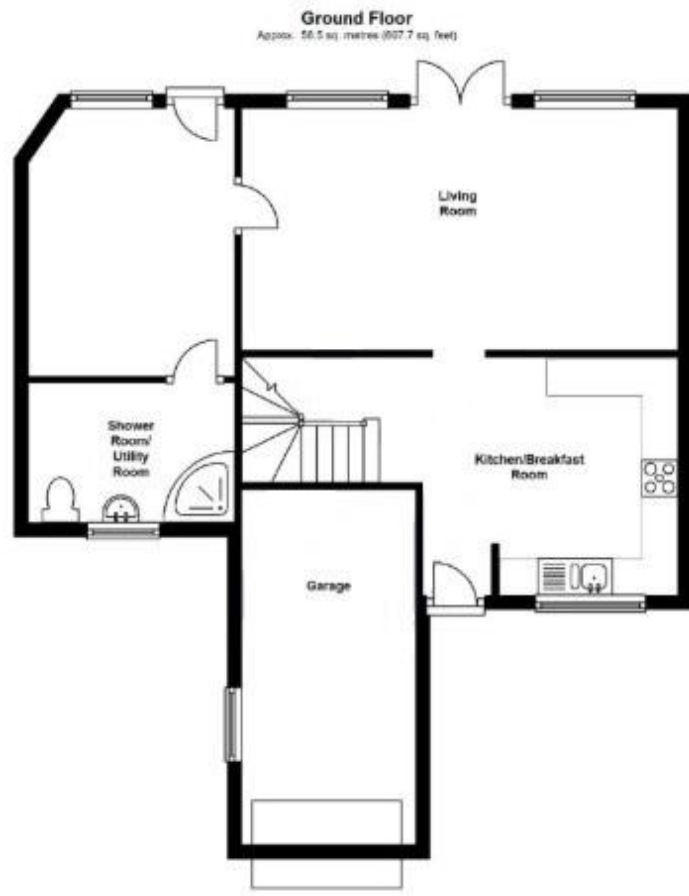
From Rectory Way a dropped curb leads to the driveway providing off road parking for 3 cars and leads to the single garage. There is an area of stone shingle to front ideal for further parking and a pathway leads to the front door. To the left hand side a lockable gate opens and gives access to the side of the property with an area of artificial lawn which will enjoy plenty of the summer sun with a great amount of privacy. This area is bound by panelled fencing, a pathway then extends and gives access to:

The Rear Garden

The rear garden has been beautifully looked after by the current owners and immediately outside of the property is a raised deck which steps down to an area of manicured level lawn. The borders have been beautifully stocked with a fine array of trees, shrubs and perennials and an area of stone shingle leads to the rear of the garden where there are further shrubs. The garden is bound by concrete pillared panelled fencing and will enjoy plenty of privacy.







Total area: approx. 97.6 sq. metres (1050.2 sq. feet)

 Semi Detached House

 Freehold

 4

 Garden

 2

 C

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EPC

 Gas Central Heating

 Garage and 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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