

8 Stallings Close Claverham BS49 4GE

£525,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Detached house



HOW BIG
1446.10 sq ft



BEDROOMS
4



RECEPTION ROOMS
2



BATHROOMS
2



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off street and garage



OUTSIDE SPACE
Front and rear



EPC RATING
A



COUNCIL TAX BAND
E

Stylish, energy-efficient and exceptionally well-designed four bedroom family home with no onward chain - 8 Stallings Close represents the very best of modern village living. Completed in 2022 by highly regarded builder Newland Homes, this impressive detached property is built to the popular Hampton design and combines striking kerb appeal with a practical family layout arranged across three floors. From the moment you step inside, the sense of space and quality is clear. Generous proportions, contemporary finishes and a wealth of natural light create a welcoming home that is both elegant and versatile. At the front of the ground floor, a comfortable sitting room offers the perfect retreat for relaxed evenings, while to the rear the property opens into a stunning open plan kitchen dining family room that serves as the heart of the home. This superbly social space is beautifully appointed with sleek cabinetry with Silestone worksurfaces over and a range of Neff integrated appliances and also enjoys feature full height windows and French doors that lead directly onto the garden, ideal for entertaining or everyday family living. Completing the ground floor is a useful cloakroom WC and welcoming entrance hall. The first floor hosts three bedrooms, including two generous doubles and a further single that would also make an excellent study, all served by a modern three piece family bathroom. Rising to the top floor, the principal suite feels wonderfully private, spanning the full width of the house with a luxurious en-suite shower room and an enviable walk-in wardrobe.

The outside space is equally appealing and designed with modern living in mind. The rear garden is notably generous when compared with similar homes in the area, predominantly laid to lawn with a sunny patio leading from the family room and an additional decked seating area to the far end, both perfect for alfresco dining or relaxing in the sun. To the front, a private driveway provides parking for two vehicles and leads to a tandem garage, offering further parking or excellent storage. The property also benefits from eco-friendly additions, including solar panels and an electric vehicle charging point, ensuring lower running costs and future-proof convenience.

Set within a quiet cul-de-sac on this popular Newland Homes development, Court de Wyck, the house enjoys an attractive setting in the heart of Claverham, with open countryside on the doorstep, easy access to local village amenities, and Yatton railway station just minutes away for swift commuter links into Bristol, Bath, and beyond. The popular Court de Wyck primary school is on your door step with your secondary education needs serviced by nearby Backwell Secondary School and Sixth form. This is a home that blends modern style, thoughtful design and energy efficiency, making it an outstanding choice for families and professionals alike.







Nearly new family home ideally executive Claverham development



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.



Up your street...

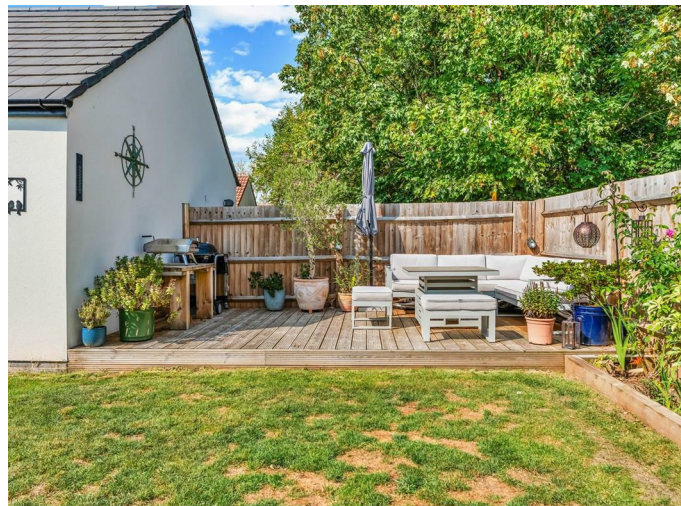
Beautiful countryside walks

Court De Wyck Primary School & Backwell Secondary School catchment area

Claverham Village Hall & Tannery Bar

Stepping Stones Community Pre-School

Easy commuting to Bristol City Centre



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Total area: approx. 134.3 sq. metres (1446.1 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.