

Stowey Park

£375,000

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Bedrooms: 3

Bathrooms: 2

Receptions: 2

This charming detached bungalow occupies a fantastic position in this well regarded cul de sac, on the western fringes of the village. Set behind a neat front lawn with a generous tarmac driveway to one side, the property has immediate kerb appeal with its primrose painted elevations and overhung roof, with attractive oak posts framing the front door.

Entering the property to the left you will find a lovely dual aspect bay fronted sitting room which is open to a delightful dining room to the rear, this spacious and sociable space features a fantastic wood burning stove with an attractive stone mount.

To the dining area there is a useful full height larder unit in a retro high gloss finish and space for a Welsh dresser. An open arch from here continues into the beautifully appointed kitchen, recently re-fitted, the majority of the units are floor standing and are complimented by a wood effect countertop.

A well positioned window looks out over the delightful rear garden and open countryside beyond. The kitchen features an eye level oven, integrated hob, dishwasher, Britta filter tap, and plumbing for a washing machine, as well as some further open shelving and a side door leading to a handy utility room.

To the opposite side of the hallway is the first of three potential bedrooms, a good double in size it enjoys a sunny south facing aspect with a pretty bay window which replicates that of the sitting room and fitted wardrobes. Beyond the bedroom is the family bathroom which is fitted with a chic modern white suite and attractive tiles. A handy store cupboard is conveniently positioned just outside of the bathroom for cloaks, shoes, umbrellas etc. To the rear of the hallway lies an adaptable room which was once a bedroom but now serves as study/reception room, this room links through to a lovely dual aspect sun lounge/snug which has French doors leading out to the garden.

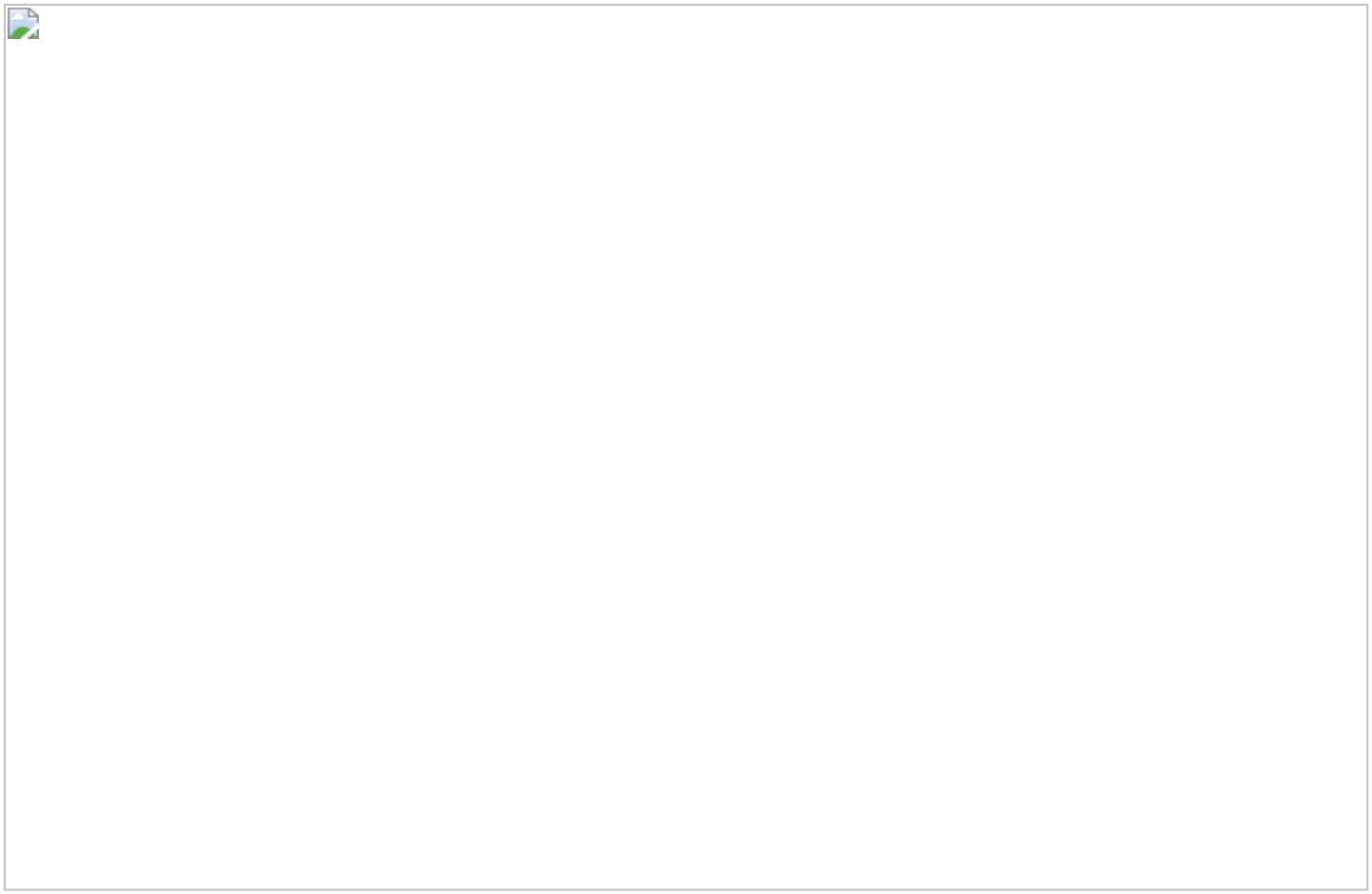
Continuing onto the first floor, the staircase from the hallway leads you up to a landing area which has amazing views for miles and miles over the stunning North Somerset countryside towards the coast in the distance. The landing leads you through to a further double bedroom which benefits from its own en-suite bathroom.





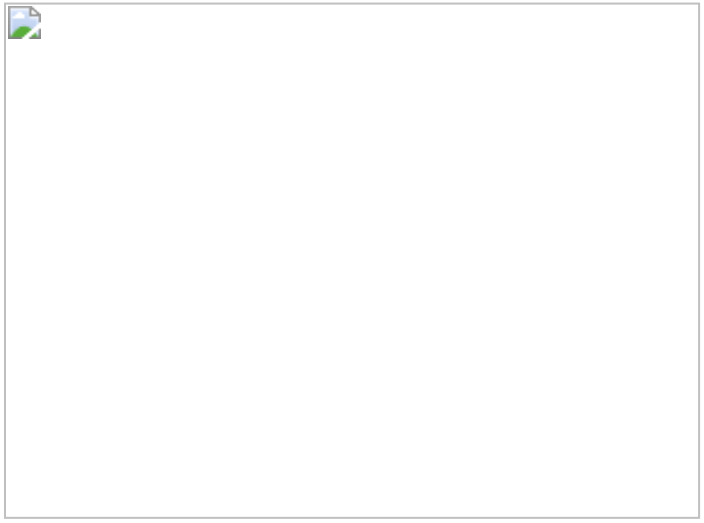


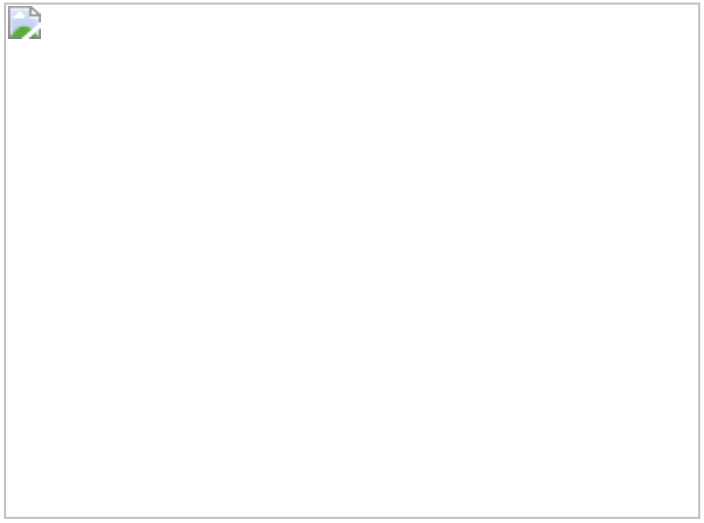




Outside, the rear garden is absolutely delightful with two separate areas of decking and a stone patio providing excellent entertaining space and a lovely discrete position to enjoy the rural views. There is a small greenhouse, garden shed, pagoda and a neat area of level lawn.

Situation: The North Somerset village of Yatton lies south of Bristol within easy daily commuting distance, by rail or road, with M5 motorway junctions 20 (Clevedon) and 21 (Weston-super-Mare) each only 10 minutes' drive away. The village is extremely well served by a great variety of facilities, which include lots of shops including a supermarket, a chemist, doctors, church, library, restaurants, takeaways and pubs. There is a junior and infants' school within the village, and secondary schooling is available at nearby Backwell.





Public transport includes regular bus services and the station which gives mainline railway access to Bristol and out to London Paddington on a regular basis. For the long distance traveller, Bristol International Airport is a short drive away, now with low cost air flights and an international service to the USA.

The countryside around is mainly farmland and with the Mendip Hills, the Yeo and Chew Valleys to the south and east, providing a huge variety of country pursuits including walking, riding, sailing and fishing. The area has a number of first rate golf courses, and the 4-star Doubletree by Hilton Cadbury House hotel, restaurant, spa and fitness centre is situated on the edge of the village.

Directions: Travelling from Congresbury direction into Yatton, turn right at the mini roundabout into Clair Road. Take the second left into Stowey Park and turn right into the cul de sac. No 9 is immediately on the left hand side with a Debbie Fortune Estate Agents' For Sale board.
What3words ///bring.superbly.pouch

Material Information: This property operates on gas central heating. Council Tax band: D
EPC Rating: D

