



257 Stowey Road  
Yatton, Bristol, BS49 4QX

**Robin King** | Estate Agents

## 257 STOWEY ROAD, YATTON, BRISTOL, BS49 4QX

A spacious family home with 4 very large double bedrooms, good living space and a large double garage in a popular residential location in Yatton

- **Approx 2,247 sq ft flexible accommodation**
- **Near local schools and within catchment of well-regarded Backwell School**
- **The nearby Strawberry Line provides opportunities for off road cycling and walking to Cheddar**
- **Within 0.4 miles of Yatton station for mainline railway services to London (114 mins)**

257 Stowey Road is characterised by contemporary grey interiors, giving a sense of calm tranquility in this deceptively spacious property. From the entrance one is immediately intrigued, with a long hallway drawing the eye through the property, with open wooden stairs providing further interest.

The spacious sitting room has a large window overlooking the front garden. Off the hallway is access into the integral double garage and there is space for bookshelves beyond the stairs. The spacious utility room with a sink is equipped with a good range of grey wooden wall and base units and room for a washing machine and tumble dryer, and an external door provides direct access to the side garden. To the end of the hallway is the cosy family room/snug, with patio door access onto the garden, and there is a spacious contemporary downstairs cloakroom. The kitchen/dining/family room is at the heart of this wonderful home, equipped with a good range of grey wooden base units including some deep drawers and easy access pull-out carousel corner cupboards. There is a butlers sink and space for a large range cooker with overhead extractor, along with an integrated dishwasher and space for a free-standing fridge/freezer. The contemporary dark grey metro tiles and wall mounted illuminated glass-fronted cupboards add a sense of style. There is room for a large dining table along with a sofa to sit and relax and enjoy the surroundings. Contemporary bi-fold doors open onto the rear garden, and there are electrically operated awnings to provide shade to both the kitchen and the snug on sunnier days.

The upstairs landing features a (double height) cathedral ceiling with inset windows adding interest and light. All four double bedrooms are of an unusually large size, 2 overlooking the front garden and 2 the rear, and some with fitted wardrobe spaces. There is an impressive airing/laundry cupboard along with a family bathroom plus a separate shower room.





**Outside** - to the front of the house the block paved driveway provides parking for a number of cars in addition to the spacious double garage, which has 2 electrically operated up and over doors. There is a small lawned garden in front of the sitting room window and a gated pathway runs to the right of the property to the rear garden. To the rear there is an enclosed garden bordered by hedges and fencing. There is a wide terrace running across the rear of the property, ideal for al fresco dining and entertaining. Two shallow steps lead to the lawned area and to the side of the property, directly accessible from the garage and utility room, is an additional gravelled garden area, providing an additional sheltered spot to sit and enjoy the surroundings.

### **Location**

Yatton village offers a fine range of shops, nurseries, schools, and a supermarket, plus a variety of social and recreational facilities. Yatton has a primary school and is within the catchment area of the well-regarded Backwell School. There is public transport to Bristol and Weston-super-Mare and access to the M5 at nearby Clevedon. Mainline rail services to London Paddington operate from Yatton station, with journey times from 114 minutes.



### **Important Notice:**

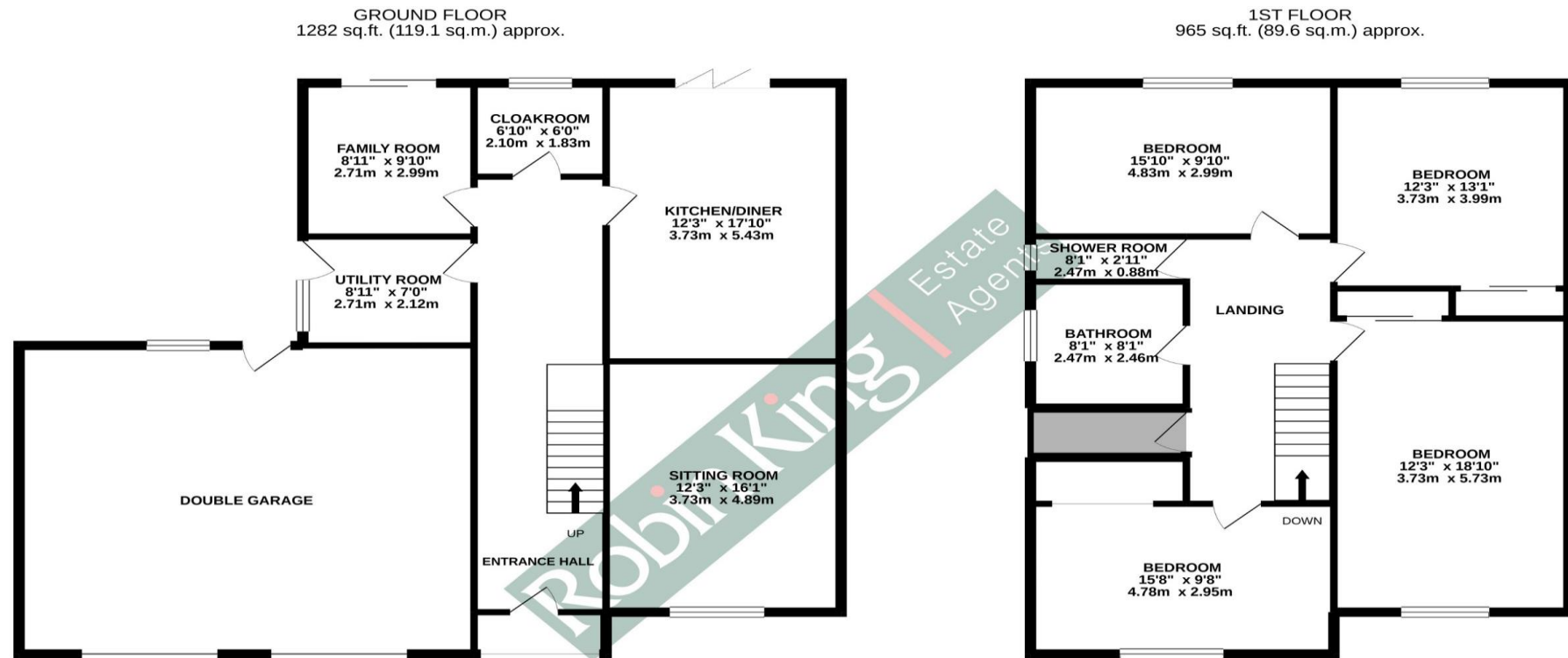
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

**DIRECTIONS** – From our Congresbury office take the A370 Bristol Road and at the traffic lights turn left onto the B3133 towards Yatton. Continue to the roundabout and take the 2<sup>nd</sup> exit towards Claverham then 2<sup>nd</sup> left into Stowey Road. Continue past the recreation ground on the right and school on the left, and 257 is along on the left hand side.

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – Band £2,743.25 (2021/22) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.

**SERVICES** – All mains services are connected

**EPC RATING** - D



TOTAL FLOOR AREA : 2247 sq.ft. (208.7 sq.m.) approx.

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.

Made with Metropix ©2021

1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: [post@robin-king.com](mailto:post@robin-king.com) Web Address: [www.robin-king.com](http://www.robin-king.com)  
Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT