



Wychend
North End Road, Yatton, BS49 4AS

Robin King | Estate Agents

WYCHEND, NORTH END ROAD, YATTON, BS49 4AS

A beautifully presented 2 double bedroom, 2 bath/shower room bungalow with extensive driveway parking and generous gardens to front and rear, on the outskirts of Yatton, a highly regarded village with excellent amenities including a mainline railway station

Approx 1,138 sq ft free-flowing accommodation • Large, light and airy sitting/dining room with direct garden access • Superb kitchen with high quality integrated appliances • Principal bedroom with stylish en-suite bathroom • Smart contemporary shower room and additional double bedroom • Beautifully planted enclosed rear garden with greenhouse and 2 sheds • Ample driveway parking • Yatton station 0.8 miles – Paddington from 114 mins • M5 access within 3.6 miles at Clevedon Jct 20 • In catchment for highly regarded Backwell School • Bristol Airport 8.2 miles (All distances approx.) • Drawings for first floor extension • NO ONWARD CHAIN •

The subject of a recent programme of update and enhancement, Wychend is a beautifully presented 2 double bedroom detached bungalow providing light and airy, flexible accommodation.

The property sits to the middle of a generous plot, with a neatly tended front garden laid mainly to lawn, with extensive parking on the neat block-paved driveway. The accommodation is arranged with bedrooms to the front of the property and the wonderful living space to the rear, overlooking the beautifully tended enclosed garden.

The property is characterised by engineered oak floors to most rooms, ideal for easy maintenance and allergy sufferers. From entry there is an immediate sense of style, with a spacious welcoming hallway with space to sit and relax, and part-glazed double doors opening into the superb open-plan sitting/dining room. This is flooded with light through the 2 large windows and French doors opening directly onto the garden, which are all fitted with smart retractable awnings to provide shade on hot sunny days. A smart stone fireplace, fitted with a gas “coal effect” fire, provides a focal point to the room.

The superb dual aspect kitchen off the sitting/dining room incorporates an extensive range of wall and base units, with deep pan drawers and some carousel cupboards, along with a neat pull-out waste bin and a waste disposal unit. High quality integrated appliances include a Miele dishwasher, Bosch double oven and Bosch microwave, a glass electric hob with glass splash back and an overhead extractor, a larder fridge, larder freezer and a washing machine. There is space for a breakfast table, if required and French doors open directly onto the dining terrace and garden beyond, ideal for entertaining.





The bedroom accommodation is arranged off an inner hallway with a useful storage cupboard: the principal bedroom incorporates a stylish en-suite bathroom with a generous storage area off that could also provide a dressing room. The second double bedroom incorporates an integrated wardrobe and there is a smart family shower room with a spacious, low-rise walk-in shower enclosure.

Outside - the charming, beautifully maintained rear garden has been thoughtfully designed and is laid mainly to lawn, with neat stepping stones to one side leading to the end, where there is a greenhouse and 2 sheds. Gently undulating side borders, and 2 beds inset into the lawn planted with a range of established shrubs, bushes and trees, all add colour and interest. The wide dining terrace across the back of the house, with useful outdoor electrical sockets and garden lighting, provides a wonderful place for alfresco dining and to sit and enjoy the surroundings. A gated path to one side provides access around to the front and there is a useful garden tap and self-retracting hose that reaches both front and rear gardens.

Location – Yatton is a popular village approximately 14.5 miles south west of Bristol, with excellent facilities including

Important Notice:

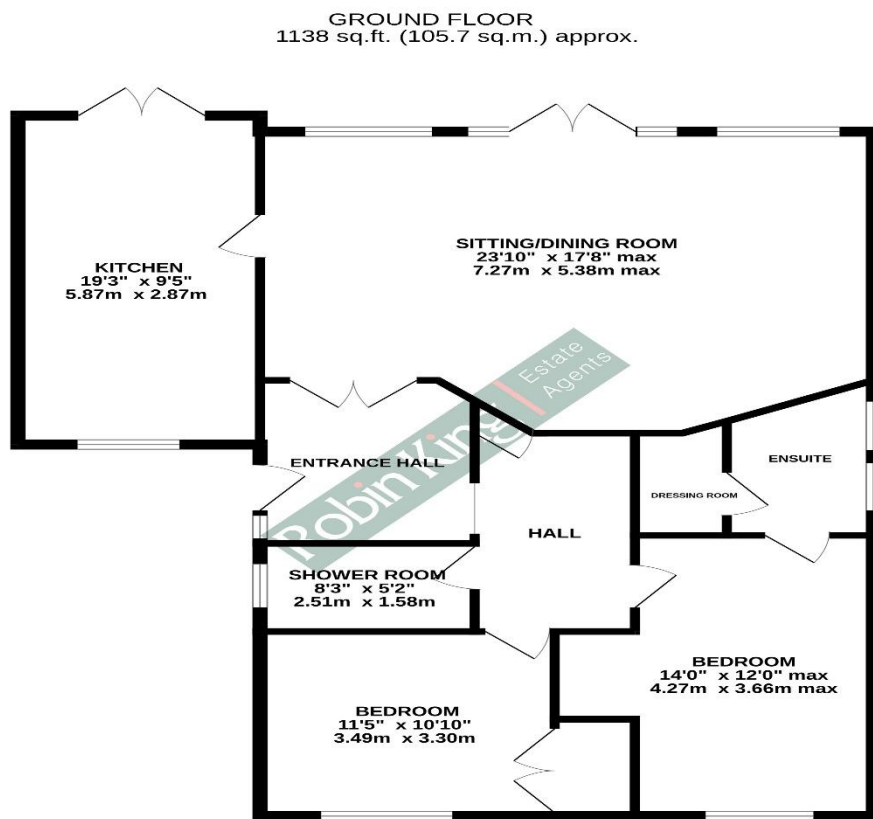
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract 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



a library, well regarded junior, infant and pre-schools along with various shops, cafes and businesses. Transport connections are good, with access to the M5 within 3.6 miles at Clevedon, Junction 20 and Bristol Airport within 8.2 miles. Mainline railway services are available within 0.8 miles from Yatton station – Bristol Temple Meads from 16 minutes, London Paddington from 114 minutes.

DIRECTIONS – From our office take the A370 Bristol Road and at the Smallway traffic lights turn left onto the B3133 to Yatton. Continue for approx. 2 miles, through Yatton village, past the shopping precinct and over the railway line. At the mini roundabout take the 2nd exit and continue straight on to the North End roundabout, taking the 3rd exit onwards to North End. Continue for approx. 0.2 miles and Wychend is on the left hand side

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND** - E £2,515.85 (2023/24) * 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 : 1138 sq.ft. (105.7 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.
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