



**21 Westaway Park**  
**Yatton, Bristol, BS49 4JU**

**Robin King** | Estate  
Agents

# 21 WESTAWAY PARK, YATTON, BRISTOL, BS49 4JU

A spacious detached 3 bedroom family home with a fantastic kitchen/family room and a large south-facing garden, hidden at the end of a tranquil cul-de-sac.

**Approx 1513 sq ft of accommodation • Detached house • Feature fireplace in lounge • Open plan kitchen./family/dining room • South facing terrace • Utility • Backwell School catchment • Garage • Bristol Airport within 8 miles • Scope to extend SPP • Hydro bath • Log burner • Double shower in main bathroom •**

This superb 3 bedroom home presents exceptional opportunities for further extension, subject to planning permission. To the front of the property there is ample parking space and access to the integral garage.

A substantial covered porch provides access to the entrance lobby and into the control hallway. Off to the left is the generous sitting room with a wonderful feature fireplace and views from the bay window. Across the hallway is the snug/family room which is a lovely and bright dual-aspect room, which opens out onto the large kitchen dining room.

The impressive kitchen/family/dining room is adorned with beautiful bi-folding doors that seamlessly blend the indoor and outdoor space. Three well-positioned Velux windows flood the room with natural light from its glorious south-facing aspect, while rustic reclaimed floorboards add a homely contrast to the contemporary feel. The discreetly tucked kitchen area is mainly hidden from sight, a smart peninsula fitted with a lovely solid oak work surface and inset sink separating it from the living/dining area. The kitchen itself features a range of high-gloss white units, complemented by a black metro tiled splashback and black granite worktops. Tucked away to the side of the kitchen is the laundry room and downstairs W.C.

Ascending the stairs to the top floor where an inviting dual-aspect landing leads to three generously sized double bedrooms. The principal bedroom has fitted wardrobes, providing both style and practicality to the space. To the left of the principal suite is the family bathroom, featuring a superb hydro corner bath, separate double walk-in shower.





**Outside** – Stepping out through the stylish bi-fold doors onto the south-facing terrace, which is the perfect space to enjoy al fresco dining with friends. Two small steps lead up on to the neat lawn, which is boarded with smart and well maintained shrubs, hedges and trees. Towards the back of the garden is paved with a private wooden covered seating area and a garden shed which is a useful space for storing garden tools.

**Location** – Yatton is a highly regarded village with good amenities including nursery and primary schools and is within the catchment for Backwell School. Mainline railway services are available at Yatton Station, with direct services to Bristol from 16 minutes and London Paddington from 114 minutes. Access to the M5 is within 5.5 miles at junction 20. Bristol Airport is within 8.5 miles and Bristol city centre approximately 15 miles. The nearby Strawberry Line provides wonderful opportunities for off road walking and cycling and there are lovely walks in the surrounding countryside and hills.



**Important Notice:**

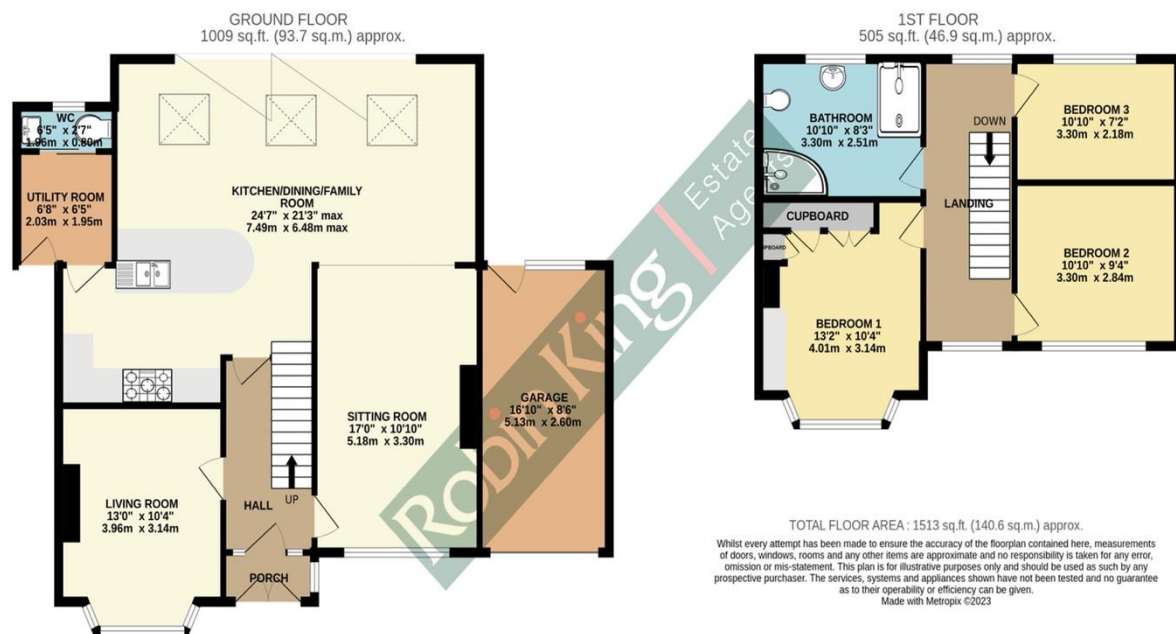
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract 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 office take the A370 Bristol Road, turning left at the traffic lights onto the B3133. At the roundabout take the 2<sup>nd</sup> exit onto Claverham Road and then turn left into Westaway Park. Continue along and the left hand turning and the property is at the end of the road on the left hand side.

**SERVICES** – All mains services connected.

**EPC RATING - D**

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND D** £2,058.42 (2023/24) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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