



51A Claverham Road
Yatton, BS49 4LD

Robin King | Estate
Agents

51A CLAVERHAM ROAD, YATTON, BS49 4LD

A gorgeous 4 bedroom family home with spacious open plan kitchen diner set in a popular village location.

Approx. 1264 sq. ft. Accommodation • 4 Bedrooms • Open Plan Kitchen/Diner • Countryside Views To Front And Rear • Solar Panels • Built in 2014 by Voisey Homes • Yatton Village Amenities Within 1.4 Miles – Paddington From 114 Mins • Within Catchment For Yatton Primary School And Backwell Secondary School • Bristol Airport 6.4 Miles • Access To M5 Within 5.5 Miles At Jct 20 • Central Bristol 12.4 Miles • All Distances Approx •

As you step into the entry hall, you'll immediately notice the bright, light spaces that define this property. The lounge to the right is bathed in natural light, creating a warm and inviting atmosphere. The heart of this home lies in the open plan kitchen diner, complete with a large island. The kitchen features top of the range integrated appliances including oven, microwave, fridge/freezer, and dishwasher, as well as a washing machine. Two sets of double patio doors open to the generous garden, seamlessly connecting indoor and outdoor living spaces. Downstairs, there is a large storage cupboard and a convenient downstairs cloakroom adding practicality to your daily routine. Underfloor heating ensures comfort throughout the year.

Upstairs, a large landing provides space for a home office, while the principal bedroom boasts an ensuite shower room with a heated towel rail and garden views. Two additional double bedrooms, both with built-in wardrobes, offer comfort and convenience, with one providing lovely views over fields, home to adorable lambs in the spring and the other garden views at the rear of the property. A further bedroom, currently utilised as an office, provides versatile use and views. A spacious bathroom with heated towel radiator and an airing cupboard with gas boiler and rail for ample storage complete the upstairs. The gas boiler provides heat for the downstairs underfloor heating and the upstairs radiators and towel rails. Solar panels on the roof provide a boost to the domestic hot water.

Outside, the property features a well-maintained garden with both patio and lawn areas, offering the perfect space for outdoor activities. There is the added benefit of a large garden shed and in spring the garden is full of pretty white blossom.





To the the front, the property benefits from parking for two cars and is adorned with mature shrubs. Opposite the property, footpaths lead through the fields to Henley Lane, Cadbury Hill and further to Cleeve and beyond providing excellent country walks on your doorstep.

Nestled on the outskirts of the charming village of Claverham, you'll enjoy the convenience of the village hall, which hosts various events and clubs throughout the week and provides Post Office facilities twice a week. The Tannery Bar within the village hall offers a relaxing atmosphere, open daily from 7-11 pm. Families will appreciate the local primary school, while secondary schooling is available in nearby Backwell. Locally, Yatton offers a range of shops, nurseries, schools, and a supermarket, along with various social and recreational facilities. With easy access to public transport connecting you to Bristol & Weston-super-Mare, as well as a nearby M5 motorway access at Clevedon, commuting is a breeze. Plus mainline railway services are available at Yatton, with direct routes to London Paddington in just 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

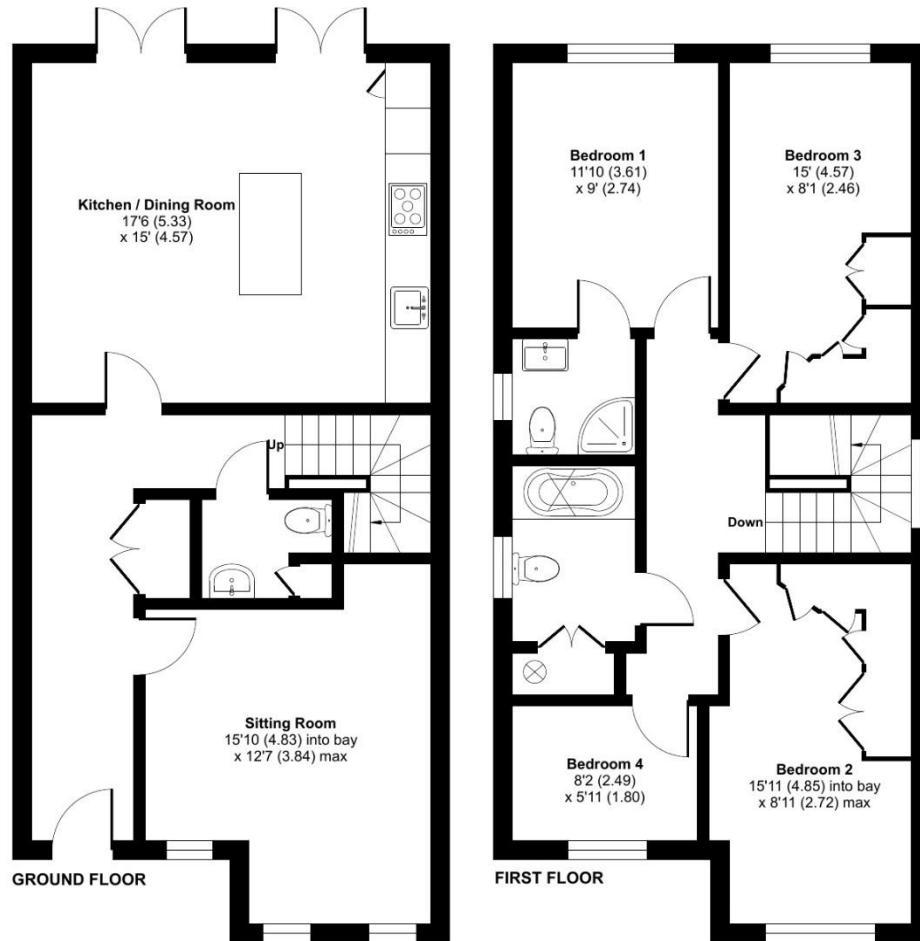


DIRECTIONS – From Robin King Estate Agents, head northeast and turn left onto High St/B3133 then turn right onto Bristol Rd/A370. In 0.2miles turn left onto Smallway/B3133. Continue to follow B3133 and at the roundabout, take the 2nd exit onto Claverham Rd. Approx 0.3 miles down the road 51A will be on the left.

SERVICES – All Mains Services

EPC RATING – B

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.



Approximate Area = 1264 sq ft / 117.4 sq m

For identification only - Not to scale



1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: post@robin-king.com Web Address: 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