



31 Bramblewood
Yatton, Bristol, BS49 4QH

Robin King | Estate Agents

31 BRAMBLEWOOD, YATTON, BRISTOL, BS49 4QH

A well maintained detached 4 bedroom family home situated in the heart of the popular village of Yatton with excellent amenities and easy access to Bristol and beyond.

Approx 1,388 Sq. Ft. accommodation • 4 bedrooms • 3 bathrooms (2 En-Suite) • Kitchen/dining room • Garage and driveway parking • Enclosed and private garden • Popular village with good amenities including Nursery and Primary Schools • In catchment area for Backwell Secondary School • Yatton station within 0.5 miles for mainline railway services - Bristol from 16 minutes, London Paddington from 114 minutes. • M5 Jct 20 4.3 Miles / Bristol Airport 8.6 Miles / Bristol 13.1 Miles (All Distances Approx) • NO ONWARD CHAIN

31 Bramblewood is a lovely family home, which is tucked away in a quiet cul-de-sac in central Yatton. With 4 bedrooms, 3 bathrooms and well planned out reception space it also has an enclosed, low maintenance garden, garage and driveway parking.

A covered porch leads straight into a spacious hallway with a downstairs cloakroom and understairs storage. Straight ahead with lovely views over the garden, is the kitchen/dining room which is fitted with a good range of cream base and wall units with beech worktops. It offers space for a fridge/freezer, microwave and dishwasher together with an integrated double oven and induction hob. To the rear a separate utility area is superbly practical offering a back door to the garden along with space for a washing machine, dryer and freezer.

The dining area has space for a large table and custom-made double folding doors which open into a spacious conservatory, featuring French windows that lead out to a dining terrace – perfect for summer BBQs.

The ground floor reception space is completed with a generous sitting room. Featuring a bay window with views over the front garden together with an attractive fireplace with multifuel burner this bright and comfortable space is perfect for relaxing and entertaining alike.

Upstairs, there are 4 bedrooms, some with fitted wardrobes. Bedrooms 1 and 2 are both large doubles and include fully tiled en-suite shower rooms. Bedroom 3 is also a double, whilst bedroom 4, currently used as an office, is a single. Additionally, there is a family bathroom complete with a bath and a heated towel rail.





Outside – the front of the property is lawned, has a driveway with space for parking for 2 cars and access to the single garage. Side returns on both sides provide access to a private south facing garden. With neat fencing and raised flowerbeds it has a pond feature and an attractive decked seating area with Pergola. A gate gives access to land behind where there is a village amenity area maintained by the council.

Location – situated in the heart of a popular village, this property benefits from a range of amenities within easy reach, including nursery and primary schools. Furthermore, it falls within the catchment area for Backwell Secondary School, a highly regarded school in the local area. Commuters will appreciate the proximity of Yatton Station, providing convenient access to mainline railway services to Bristol in as little as 16 minutes and London Paddington in approximately 114 minutes. The M5 Junction 20 is a mere 4.3 miles away, and Bristol Airport is easily accessible at 8.6 miles, with Bristol city centre just 13.1 miles away, ensuring that all your travel needs are met (all distances are approx.).

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 in Congresbury, head northeast on Broad St toward High St/B3133. Then, turn left onto High St/B3133. At the lights, turn right onto Bristol Rd/A370, and after approximately 0.2 miles, make a left turn onto Smallway/B3133. Continue for about 1.9 miles, and when you reach Kenn Moor Rd, make a right turn and then right again in to Bramblewood. Your destination, 31 Bramblewood will be on the right.

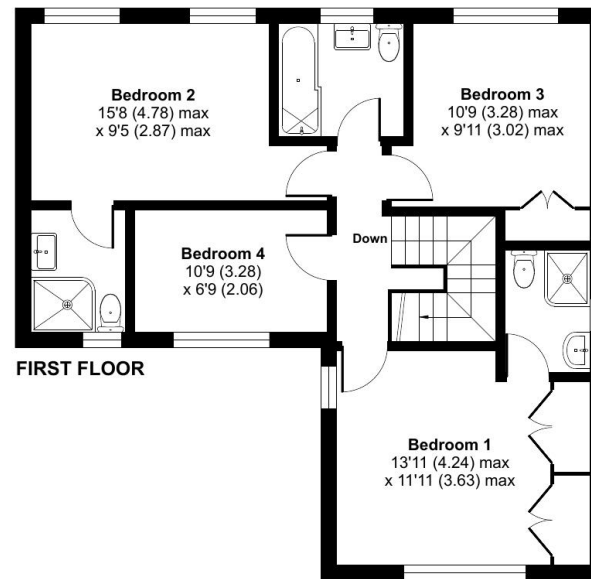
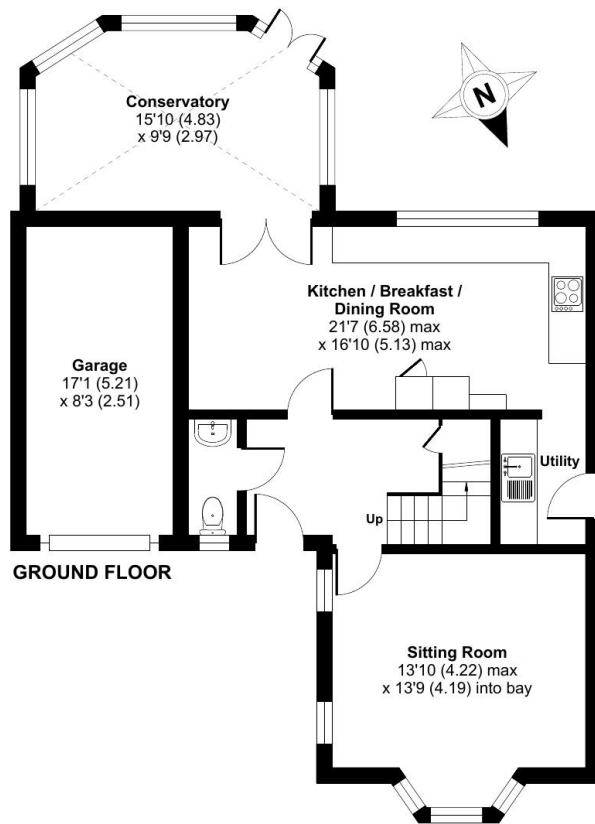
SERVICES – All mains services

EPC RATING – C

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.

Bramblewood, Yatton, Bristol, BS49

Approximate Area = 1388 sq ft / 128.9 sq m
 Garage = 135 sq ft / 12.5 sq m
 Total = 1523 sq ft / 141.4 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nlichecom 2024. Produced for Robin King LLP. REF: 1077437

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