



1 Westaway Close
Yatton, Bristol, BS49 4JS

Robin King Estate Agents

1 WESTAWAY CLOSE, YATTON, BRISTOL, BS49 4JS

A beautifully maintained, spacious, detached 4 bedroom family home in a central village location that is set in a plot approaching ¼ acre, with double garage, beautiful large gardens, driveway parking and is convenient for access to Bristol and beyond.

APPROX 2,026 SQ FT OF FLEXIBLE ACCOMMODATION • 3 FREE FLOWING RECEPTION ROOMS • 4 BEDROOMS • 2 BATHROOMS (1 EN-SUITE) • BEAUTIFULLY PRESENTED THROUGHOUT • WELL MAINTAINED MATURE GARDENS • DOUBLE GARAGE AND DRIVEWAY PARKING • CENTRAL VILLAGE LOCATION • YATTON STATION WITHIN 0.8 MILES FOR MAINLINE RAILWAY SERVICES – PADDINGTON FROM 114 MINS • BRISTOL AIRPORT 6.9 MILES • ACCESS TO M5 WITHIN 6.4 MILES AT JCT 21 ST GEORGE'S • CENTRAL BRISTOL 12.2 MILES (ALL DISTANCES APPROX.)

1 Westaway Close is a spacious and beautifully maintained family home set in the heart of Yatton. With thoughtfully planned free flowing reception space, 4 well-appointed bedrooms and 2 bathrooms this contemporary home is ideal for modern day living.

Added to this is the surprising size of the plot on which the house is located. Superb gardens to both the front and back, framed by beautiful stone walling and well planned landscaping ensures that a high degree of privacy has been maintained in this central village location.

On arriving at the property one is immediately struck by its attractive exterior cladding, cedar wood garage doors and a pretty portico which all add character to this home.

Upon entering the front door into the welcoming hallway, you'll find the downstairs cloakroom to the right, and the sitting room door to the left. This spacious room with a lovely brick/oak inglenook fireplace and log burner is dual aspect with an attractive bay to the front garden and French doors to the back garden .

Moving round double doors open to the dining room





which again has French doors to the garden and a dining terrace – the perfect space to entertain or enjoy a summers BBQ. Archways open out to the kitchen and a separate snug making this space a fantastic area for a family/friends gathering, but also creating a distinction between them for quieter times.

The snug would also make an ideal playroom and also has French doors to the garden.

The kitchen has a fantastic range of floor and wall mounted units in an attractive cashmere colour together with striking black granite worktops featuring grains and speckles shot through. Integrated appliances include a full size fridge, dishwasher, eye level hide and slide NEFF oven, electric induction hob and a dishwasher.

A practical utility room with tiled floor contains further units together with space for a washing machine, dryer and freezer and a door direct to the back garden. There is also an useful airing cupboard and access to the double garage.

Stairs from the hallway rise to a spacious first floor landing with a series of windows offering views over the front garden.

Right is the principal suite consisting of a spacious dual aspect double bedroom, a walk-in dressing room with storage shelves and hanging rails and a fully tiled ensuite bathroom.

There are a further 2 double bedrooms, both with fitted wardrobes and a fourth bedroom which is a single.

Outside – 1 Westaway Close has particularly attractive gardens. The front is mostly laid to lawn with a driveway leading to the double garage which has internal and external access plus extensive storage and shelving. The back garden is fully enclosed with lovely





terraces dotted throughout, a lawned area, and pretty pergola. Trees include a beautiful magnolia, cherry and plum. A charming planted archway creates additional extra interest and leads through to a summer house and greenhouse. There is also a log store to the side of the property.

Location – The village of Yatton offers a fine range of shops, nurseries, schools, bank and supermarket, plus a variety of social and recreational facilities with close proximity to Cadbury House in Congresbury with its award winning health club, spa and hotel. The village falls within the catchment of the well-regarded Backwell School. A public transport service runs to and from Bristol, Weston-Super-Mare and Clevedon where there is an M5 motorway access point to London and the Midlands. Yatton is also one of the few remaining villages to have retained its mainline commuter rail service.





Westaway Close, Yatton, Bristol, BS49

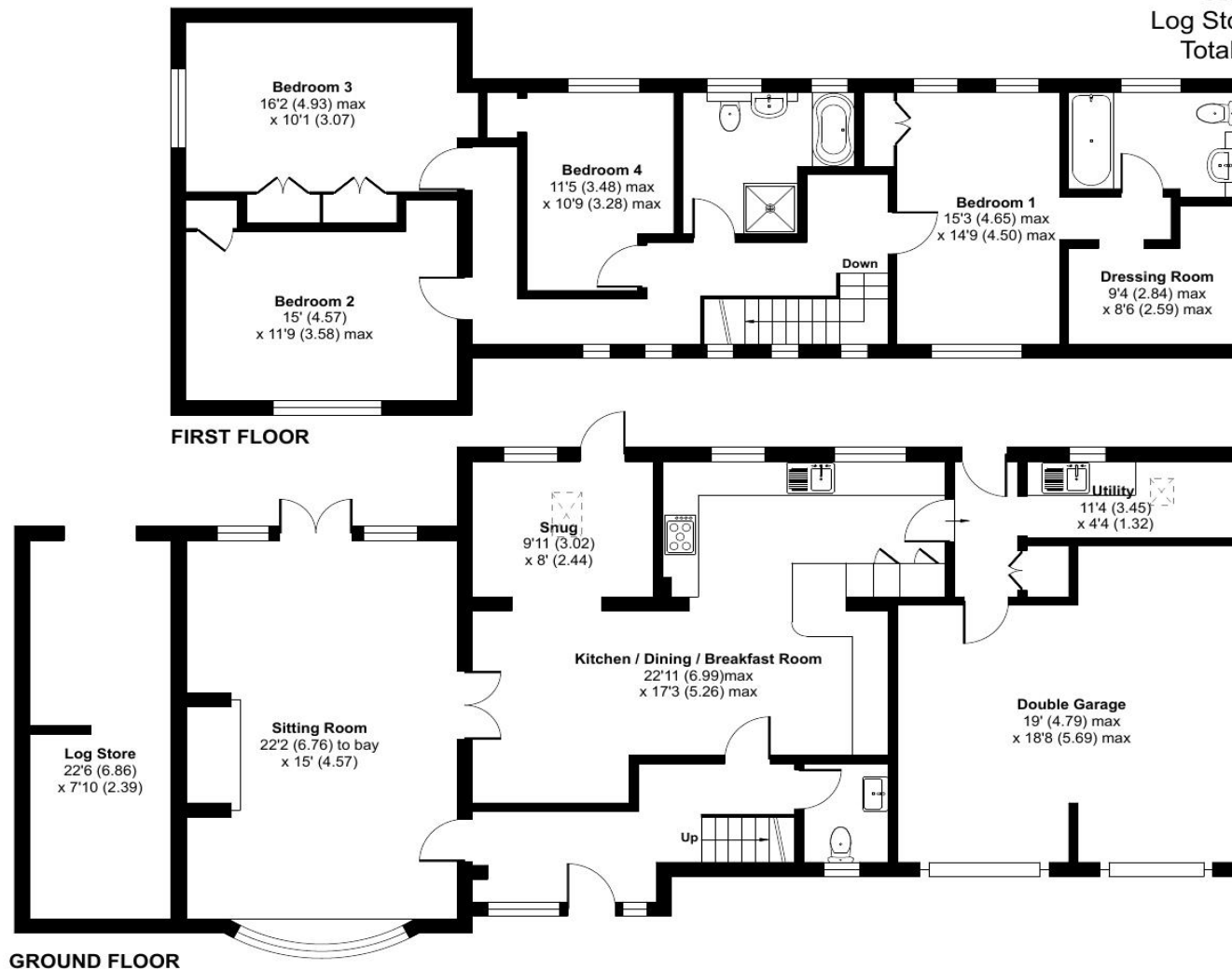
Approximate Area = 2026 sq ft / 188.2 sq m

Garage = 313 sq ft / 29 sq m

Log Store = 175 sq ft / 16.2 sq m

Total = 2514 sq ft / 233.5 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). © nchecon 2024. Produced for Robin King LLP. REF: 1083877

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 – Approaching Yatton from Congresbury, Westaway Close can be found on the High Street on the right hand side. Number 1 is the first house on the left.

SERVICES – All mains services

EPC RATING - D

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144

COUNCIL TAX BAND - F £ 2,973.27 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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