



**62 Hawthorn Crescent  
Yatton, BS49 4BF**

**Robin King** | Estate Agents

## 62 HAWTHORN CRESCENT, YATTON, BS49 4BF

A beautifully presented 3-bedroom family home situated in a popular location in the heart of Yatton

**APPROX 1064 SQ. FT. FLEXIBLE ACCOMMODATION • 3 BEDROOMS • BATHROOM & DOWNSTAIRS CLOAKROOM • SNUG • BOOT ROOM & UTILITY ROOM • DRIVEWAY PARKING • GARDEN • CLOSE PROXIMITY TO LOCAL MAINLINE RAILWAY STATION • ACCESS TO M5 JCT 20 WITHIN 3.9 MILES (ALL DISTANCES ARE APPROX)**

62 Hawthorn Crescent is a beautifully presented family home situated in a popular location in the heart of Yatton. The entrance leads you into a spacious boot room, where there is ample storage for shoes and coats. Straight ahead is the utility room, fitted with wall and base units and space for a washing machine and tumble dryer. To your left, as you make your way down the hallway is the downstairs cloakroom and then the sitting room. Entering this space, you're immediately struck by its impressive size and inviting ambiance. Wooden flooring flows seamlessly throughout the downstairs, adding warmth and character to every room.

At the rear of the house, the kitchen is stylishly fitted with dark green base units contrasting beautifully with ivory wall units, all complemented with brass accents creating a sophisticated aesthetic. The sink overlooks the garden, offering a pleasant view while you tackle daily tasks, and there's ample space for a dining table, perfect for gathering with family and friends.

Under the stairs, you'll find additional storage space, ideal for stowing away belongings and keeping the home organised and clutter-free. Completing the downstairs accommodation adjacent to the kitchen, is a snug complete with an electric fireplace, providing a cosy retreat for relaxing evenings.

Upstairs, you'll discover three generously sized bedrooms, two of which are spacious doubles. The upstairs bathroom features a bath with a shower over.





**Outside**, French doors from the kitchen provide seamless access to the garden, enhancing the indoor-outdoor flow of the home. The garden is thoughtfully designed, boasting a decking area and pergola, perfect for outdoor entertaining or enjoying the sunshine in privacy. A side access gate ensures convenience for accessing the garden from the front of the property. To the front, you'll find gravelled and tarmacked off-street parking for up to three cars.

**Location** - Yatton is a very popular village with excellent amenities including nursery & primary schools, library, shops, and businesses. The property is within the catchment for the highly regarded Backwell School and Sixth Form. Yatton benefits from regular direct train services to Bristol Temple Meads and London Paddington. There is access to the M5 at Clevedon within 3.9 miles and the nearby Strawberry Line currently connects Yatton to Axbridge and provides opportunities for safe off road walking and cycling.

**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



**SERVICES** – All Mains Services

**EPC RATING** – C

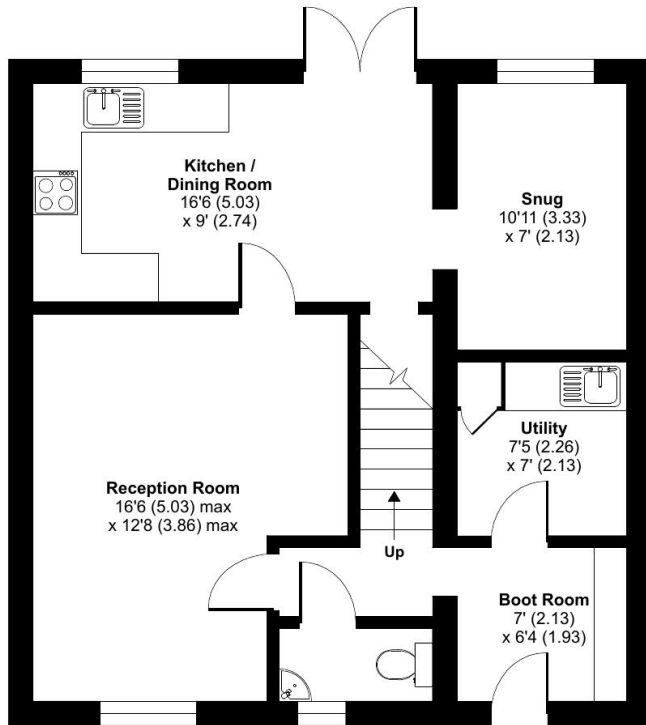
**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND C** £1829.71 (2023/24) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.



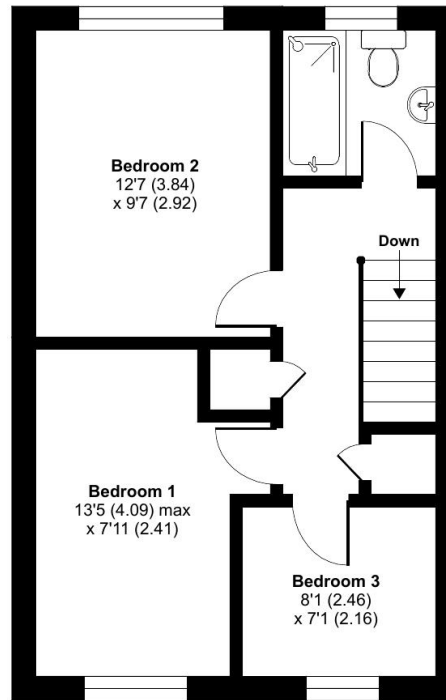
### Hawthorn Crescent, Bristol, BS49

Approximate Area = 1064 sq ft / 98.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: [post@robin-king.com](mailto:post@robin-king.com) Web Address: [www.robin-king.com](http://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