



**95 Dabinett Drive,
Sandford, BS25 5AF**

Robin King | Estate Agents

95 DABINETT DRIVE, SANDFORD, BS25 5AF

95 Dabinett Drive is a beautifully presented 3 bedroom home in the popular village of Sandford.

APPROX 1000 SQ. FT ACCOMMODATION • 3 BEDROOMS • 2 BATHROOMS (1 EN-SUITE) • GARDEN • GARAGE • CATCHMENT FOR CHURCHILL ACADEMY AND SIXTH FORM YATTON STATION WITHIN 5.9 MILES – PADDINGTON FROM 114 MINS • BRISTOL AIRPORT 8.5 MILES • ACCESS TO M5 WITHIN 5.2 MILES AT JCT 21 (ALL DISTANCES APPROX)

Entering the property you are welcomed by a spacious hallway. To the right, you'll find the downstairs cloakroom, boasting a Duravit toilet and sink. To your left, the expansive carpeted lounge invites you to unwind in comfort. French doors open out to the private garden, flooding the space with natural light and offering seamless indoor-outdoor living.

To the right of the hallway, the heart of the home awaits in the form of the kitchen diner. This inviting space features shutter blinds that overlook the orchard to the side of the property. A convenient understairs cupboard accessed from the kitchen provides ample storage options, currently housing an additional fridge but versatile enough to accommodate a tumble dryer or serve as a general storage space. The kitchen itself with modern farmhouse style wall and base units boasts modern amenities, including a Neff oven and hob, integrated fridge freezer and dishwasher as well as space for a washing machine. To the front is a bright airy space for a dining table with bay window.

Upstairs you'll discover three well-appointed bedrooms, two of which are generous doubles. The third bedroom, currently utilised as a study, offers peaceful views of the orchard. Bedroom two enjoys dual aspect windows, flooding the space with natural light. The principal bedroom, positioned to the rear of the property, has its own ensuite bathroom, complete with a luxurious rainfall shower. Completing the upstairs is the main bathroom, featuring a heated towel rail and a privacy window. Wooden Canadian maple blinds add a touch of sophistication to the upstairs bathrooms.





Outside - you'll discover a delightful garden space. A part-patio, part-paved area provides the ideal setting for summer barbecues or alfresco dining and entertaining friends. The remainder of the garden is thoughtfully landscaped, with a lush lawn and flower beds cut in, ready to plant to your taste. This property also benefits from a larger than average garage to the rear.

Location - The village of Sandford has a church, primary school, shop, popular Thatchers Railway Inn public house and village hall. The nearby village of Winscombe provides a more comprehensive range of amenities, with a good range of shops and a public house. For the commuter there is easy access to the A38 and the M5 motorway giving access to Bristol and M4 London as well as a mainline railway station at Yatton. The property is in the catchment area for Churchill Academy and Sixth Form and private schooling is available at nearby Sidcot or Bristol.

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 – B

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND D** £2,059.69 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

AGENT NOTE – Please note there is an annual charge of £140 for maintenance of communal areas.

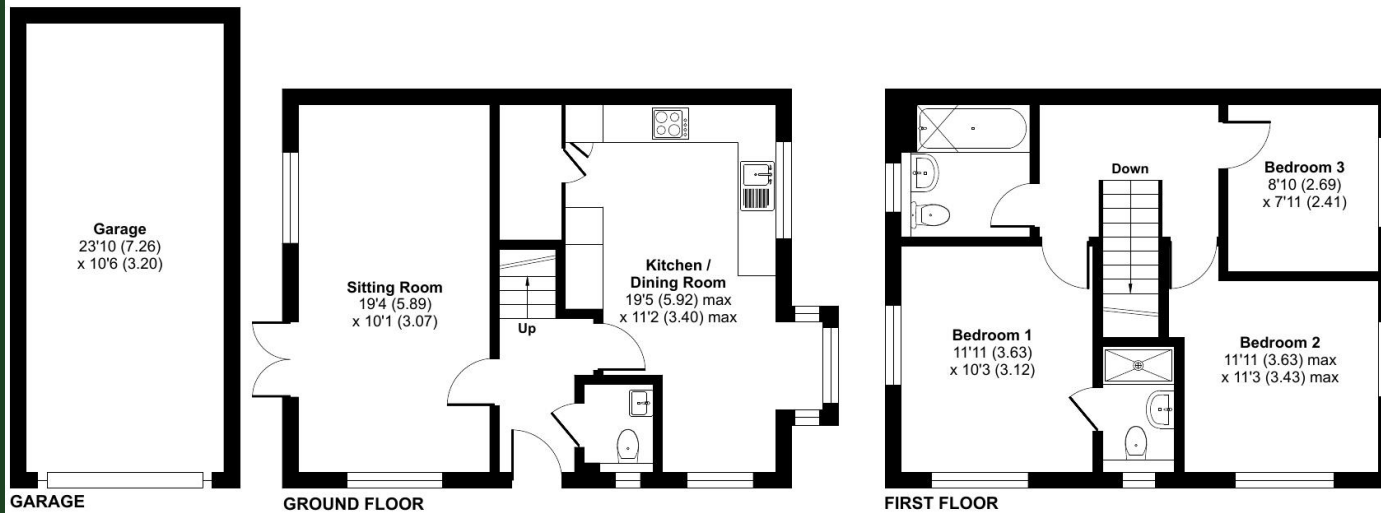
Dabinett Drive, Sandford, Winscombe, BS25

Approximate Area = 1000 sq ft / 92.9 sq m

Garage = 250 sq ft / 23.2 sq m

Total = 1250 sq ft / 116.1 sq m

For identification only - Not to scale



Certified
Property
Measurer

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: 1090726

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