



102 Claverham Road  
Yatton, BS49 4LE

**Robin King** | Estate  
Agents



## 102 CLAVERHAM ROAD, YATTON, BS49 4LE

An immaculately presented four bedroom detached bungalow with three bathrooms (two en-suite), off street parking, a beautiful south facing rear garden and the potential for dual family living.

**Approx. 1523 sq. ft. Accommodation • Detached Bungalow • 4 Bedrooms, 2 with Ensuite Bathrooms • Open Plan Kitchen/Diner • Countryside Views • 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 Jet 20 • Central Bristol 12.4 Miles • All Distances Approx**

Situated on Claverham Road this immaculately presented bungalow offers versatile living space and the potential for dual family living. The spacious accommodation offers four bedrooms, three bathrooms (two ensuite), formal sitting room, and a kitchen/diner/reception room with bi-fold doors opening to the rear garden with stunning views out to farmland behind.

The entrance porch is home to a charming full height window arch and tiled flooring which leads through to the hallway providing access to all principal rooms with well-designed storage solutions.

To the right, the sitting room is filled with light thanks to the dual aspect windows and features an electric fireplace. Further down the hall, the kitchen/diner boasts shaker-style units, integrated fridge/freezer, space for a dishwasher, and a range oven as it's focal point. From the sitting room to the rear, bifold doors open to the garden flooding the room with natural light and creating a seamless connection between the home and the garden.

To the left of the hallway is the sleeping accommodation. The principal bedroom to the rear of the property also features bifold doors to the garden in addition to fitted wardrobes and an ensuite shower room. There are a further 3 versatile bedrooms; one has an ensuite shower room and the other is currently utilised as an office. The family shower room has recently been refitted and offers a stylish walk in shower. The utility room, with access to the side of the property and garden offers convenient laundry facilities with space for a washing machine and tumble dryer.







Outside – The front of the property is adorned with a lush lawn and established shrub borders. Steps and a ramp provide access to the main front door and off street parking is available for multiple vehicles. The rear garden is beautifully presented with a decked area for entertaining friends or enjoying the evening sun. Planted borders fill the garden with colour. To the side of the property is a large secure wooden outbuilding which provides ample additional storage as well as a garden shed.

Location - Nestled on the outskirts of the charming village of Claverham, you'll enjoy the convenience of the village hall. 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. Public transport provides easy access to Bristol & Weston-Super-Mare, as well as a nearby M5 motorway access at Clevedon. Mainline railway services are available at Yatton.

**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** – D

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144

**COUNCIL TAX BAND E** £2,644.04 (2024/25)

\* Bandings for properties altered/extended since 1st April 1993 could be subject to review.

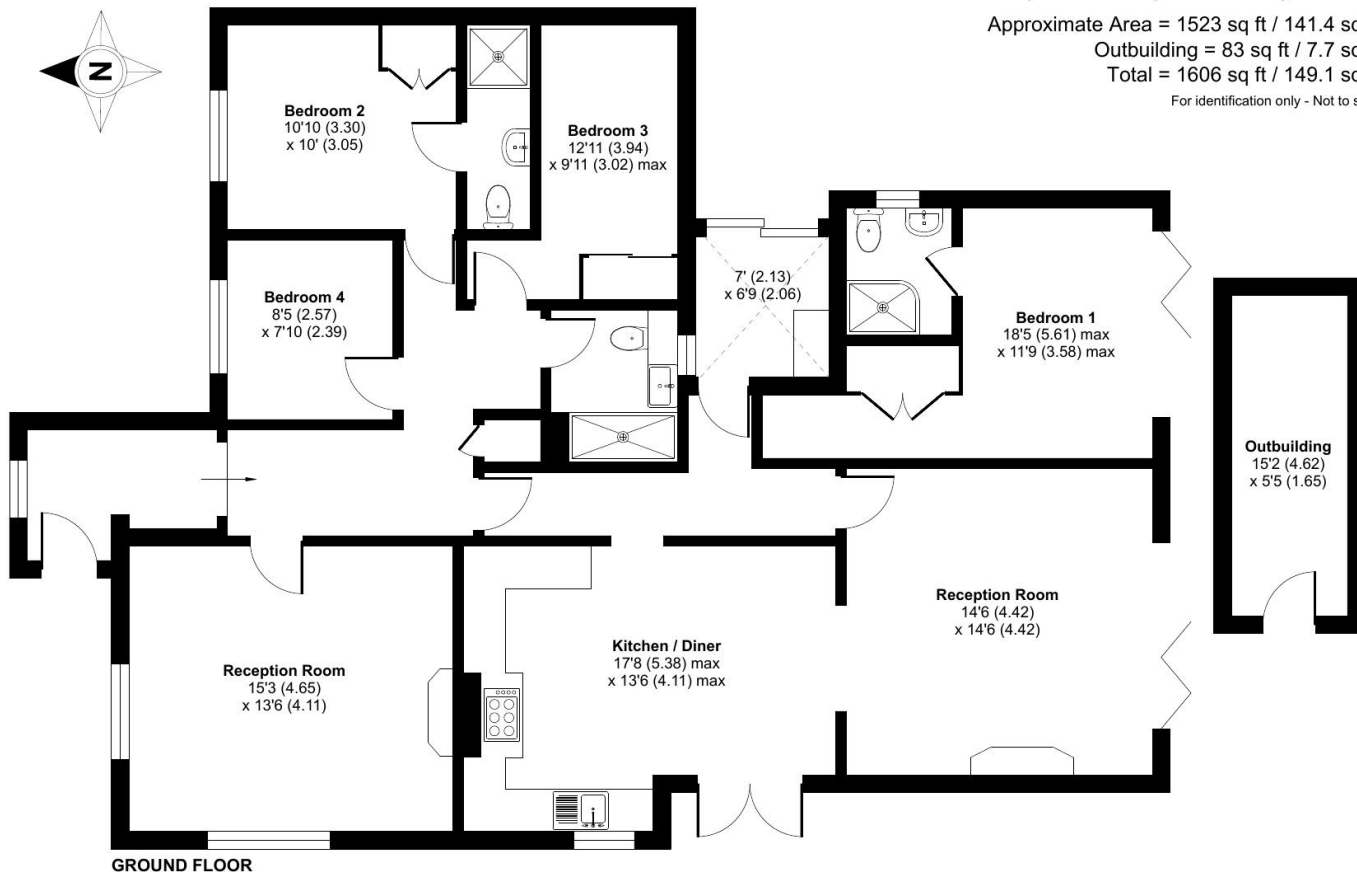
## Claverham Road, Yatton, Bristol, BS49

Approximate Area = 1523 sq ft / 141.4 sq m

Outbuilding = 83 sq ft / 7.7 sq m

Total = 1606 sq ft / 149.1 sq m

For identification only - Not to scale



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