



**99 Claverham Road**  
**Yatton, Bristol, BS49 4LE**

**Robin King** | Estate Agents

## 99 Claverham Road, Yatton, Bristol, BS49 5LE

An immaculately presented Victorian 4-bedroom semi-detached property with link detached garage, a beautiful, enclosed garden, driveway parking and easy access to Bristol and beyond.

**APPROX 1,587 SQ. FT FLEXIBLE ACCOMMODATION • 4 BEDROOMS • ELEGANT AND SPACIOUS RECEPTION ROOMS • CONTEMPORARY FULLY FITTED KITCHEN • COUNTRYSIDE VIEWS • WITHIN CATCHMENT FOR YATTON PRIMARY SCHOOL AND BACKWELL SECONDARY SCHOOL • BRISTOL AIRPORT 6.6 MILES • YATTON RAILWAY STATION WITHIN 1.6 MILES – PADDINGTON FROM 114 MINS • ACCESS TO M5 WITHIN 6.6 MILES AT JCT 21 • CENTRAL BRISTOL 114 MILES • (ALL DISTANCES/TIMES APPROX)**

99 Claverham Road is a beautifully presented Victorian Villa offering 4 bedrooms, 3 elegant reception rooms and wonderful enclosed gardens with far reaching views over farmland towards Clevedon. The house has elegant proportions together with period features such as dado rails, coving, picture rails, feature fireplaces and bay windows. Each room has its own character and has been sympathetically decorated in classic colours to suit the period.

A welcoming and elegant hallway with useful understairs storage, leads to the left to the sitting room with open fireplace and large bay window. Behind here is an equally charming dining room, again with a fireplace as its central feature and views over the garden terrace. Returning to the hallway small steps take you down to the breakfast room/snug. It has an attractive fireplace a cupboard and shelves in the chimney recess and behind a practical downstairs cloakroom. The kitchen which is fully fitted with cream units, quartz worktops and has an integrated hide and slide oven, microwave, fridge, freezer, dishwasher and space for a washing machine completes the downstairs accommodation.

Rising to the first floor, a half landing has a large bathroom with separate bath, shower and airing cupboard. There are also four lovely bedrooms. The principal has spectacular far-reaching views, a fireplace and steps that lead down to a very spacious fourth room which is currently arranged as an office but could easily be a bedroom/dressing room/ensuite bathroom.





**Outside** – Set back behind an attractive stone wall, 99 Claverham Road offers driveway parking for several cars and access to the double length garage. To the rear the fully enclosed garden has a large sandstone terrace adjacent to house that leads to a pretty, beautifully kept landscaped garden. Mature plants and shrubs are planted in well stocked borders to either side and a lawned area leads down to an apple tree and attractive summerhouse at the end of the garden.

**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. There is a well-regarded 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 St Georges. 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 = 1587 sq ft / 147.4 sq m

Garage = 191 sq ft / 17.7 sq m

Total = 1778 sq ft / 165.1 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). © nitchecom 2024. Produced for Robin King LLP. REF: 1140084

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