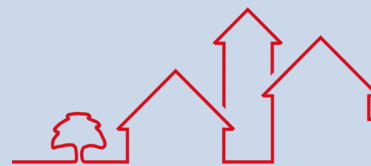




**17 Gregory Mead, Yatton**

Guide Price **£420,000**



**Parker's**

Estate Agents & Property Lettings



## 17 Gregory Mead

Yatton, Bristol

If you are looking for a family home located in a quiet location but within easy access to amenities and great transport links, then this is the property for you.

Located in the Meadowlands area of Yatton this delightful and well-proportioned four bedroom detached home ticks all the boxes. Situated at the end of a quite cul de sac, yet within a few minutes level walk to all the facilities this vibrant village offers, including access to the mainline train station, shops, schools, parks and much more.

On entering the property the main hallway leads to a downstairs WC, following through to a useful utility area and kitchen beyond with plenty of storage. There is a separate dining area with patio doors opening onto the garden and open plan lounge with bay window, all of which is light, bright and airy.

Upstairs you will find four bedrooms, to include the master bedroom complete with ensuite and family bathroom.

The property is double glazed throughout and warmed by gas central heating.

# 17 Gregory Mead

Yatton, Bristol

Outside the front garden is mainly laid to gravel with some mature shrubs, and off road parking with access to the single garage.

The secure rear garden is mainly laid to lawn and well planted with mature shrubs and plants with the added benefit of a patio area perfect to enjoying sunny days or alfresco dining.

Overall a well proportioned home, perfect for families looking for functional space, with plenty of light and room to grow.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C



**Hallway**

6' 3" x 5' 4" (1.90m x 1.63m)

**Utility area**

6' 4" x 5' 9" (1.93m x 1.74m)

**Downstairs WC**

5' 4" x 3' 1" (1.63m x 0.95m)

**Kitchen**

12' 8" x 9' 8" (3.85m x 2.95m)

**Dining Room**

12' 0" x 9' 5" (3.67m x 2.87m)

**Lounge**

17' 7" x 12' 2" (5.37m x 3.70m)

**Bedroom 1**

12' 6" x 11' 11" (3.82m x 3.63m)

**Ensuite**

9' 9" x 4' 10" (2.98m x 1.47m)

**Bedroom 2**

12' 4" x 8' 10" (3.75m x 2.68m)

**Bedroom 3**

9' 1" x 7' 1" (2.78m x 2.16m)

**Bedroom 4**

9' 1" x 5' 10" (2.77m x 1.79m)

**Family Bathroom**

6' 8" x 6' 4" (2.03m x 1.94m)





**FRONT GARDEN**

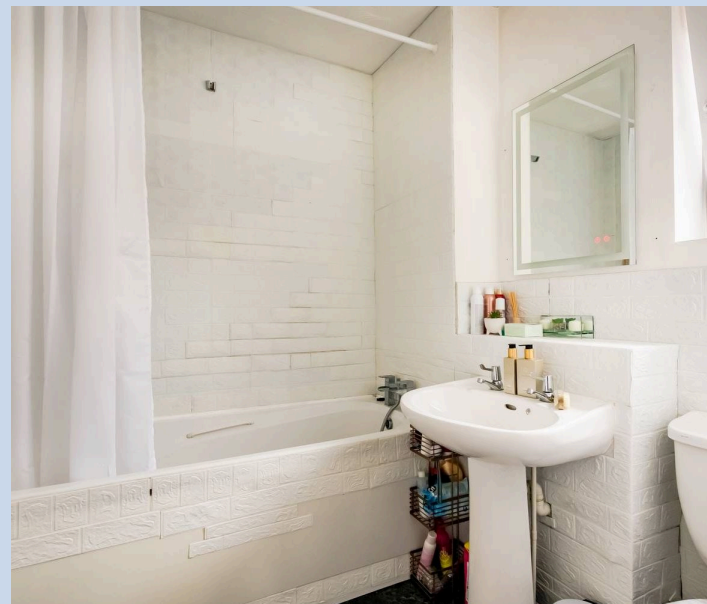
**REAR GARDEN**

**Garage**

**Car port**

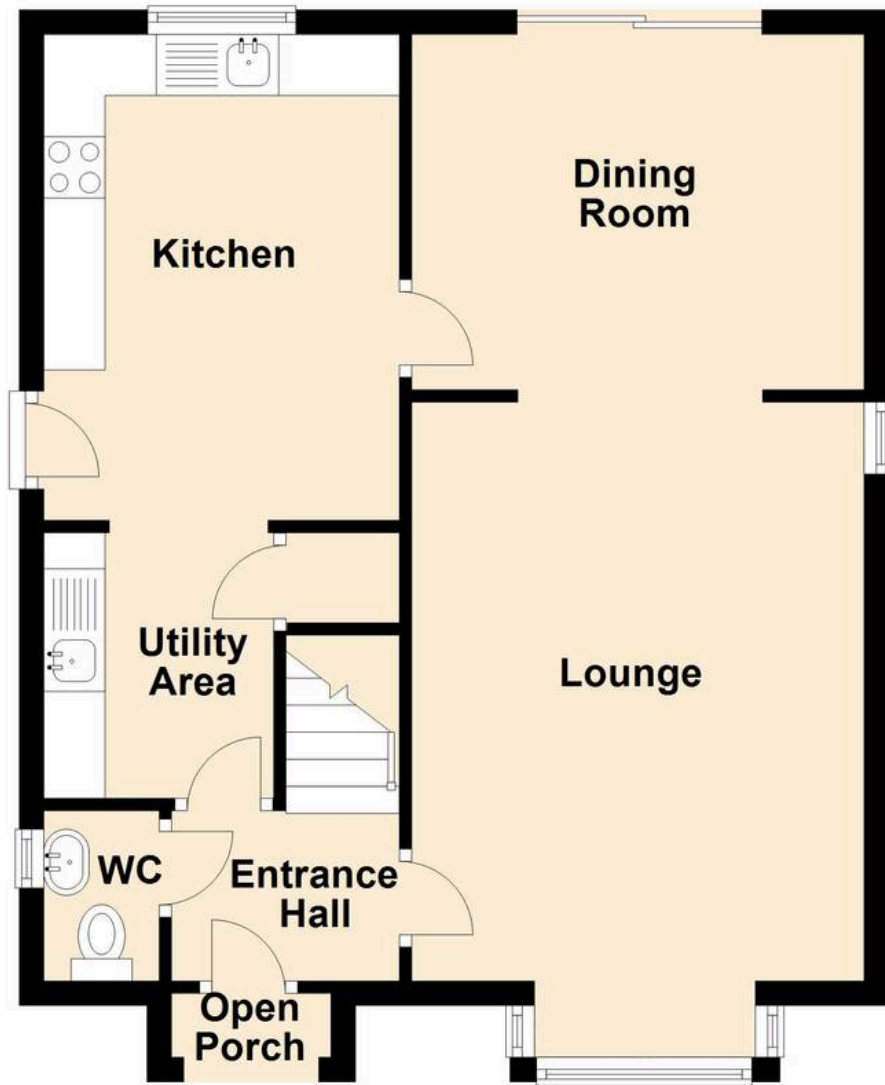
### **Yatton:**

Yatton is a large village situated just 11 miles south of Bristol. The village is well served with a variety of shops to include a supermarket, bakers, chemist and amenities such as a doctor, vet, library with a selection of takeaways and pubs to suit all tastes. There is an infants and junior primary school within the village and secondary school is available close by at Backwell. The village has excellent transport links and has the benefit of a mainline train station providing access to Bristol, Bath, London and beyond. Access to the M5 motorway is via Junction 20 just a few minutes drive, and for the keen cyclists and walkers the village has direct access onto the Strawberry Line cycle path offering scenic views which follows the old railway line. Yatton is a delightful community village, making it a great place for commuters, families and visitors alike.

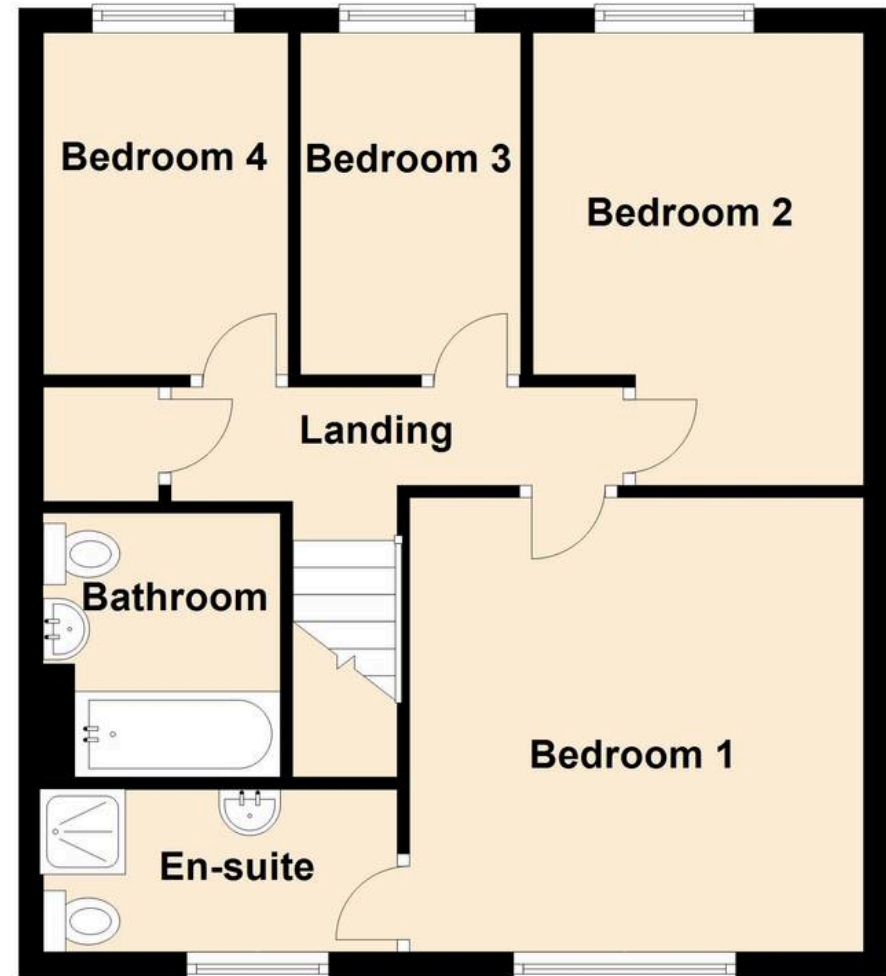




## Ground Floor



## First Floor



Sketch plan for illustrative purposes only  
Plan produced using PlanUp.

**17 Gregory Mead, Yatton**



## Parker's Estate Agents

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### IMPORTANT NOTICE

For clarification, we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

