



25 Barn Owl Road

Yatton, Bristol

An immaculately presented 3-bedroom semi-detached home with pretty enclosed garden, driveway parking and easy access to Bristol and beyond.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

All Mains Services

- Approx. 904 sq.ft accomodation
- Superb, nearly new three bedroom detached on popular Eaton Park development
- Impressive kitchen breakfast room
- Principal suite with stylish ensuite shower room
- Highly desirable small, modern development
- Remainder of a 10 Year Premier Guarantee
- Driveway parking for 2 cars
- Two well-appointed bathrooms and downstairs cloakroom
- Easy access to Yatton's mainline railway station/M5 Bristol Airport and central Bristol
- Established rear garden with a selection of mature shrubs and side return access







25 Barn Owl Road

Yatton, Bristol

25 Barn Owl Road is a semi-detached new build home occupying an enviable position on the edge of Yatton with easy access to all the schools and amenities available in the thriving village and mainline railway services just 15 mins walk away.

Built in 2022, it is a traditional period style house with an attractive brick façade, wood cladding and a contrasting slate roof. It offers approx. 904sq ft of well-planned accommodation, with a spacious reception room, lovely open plan dining/kitchen room and three bedrooms. Outside it benefits from driveway parking and wonderfully private garden. Immaculately decorated throughout with natural tones it has practical Karndean flooring making it ideal turnkey option for anyone seeking a high-quality, low-maintenance residence. It's ready for you to move in, unpack, and begin enjoying life right away.



A storm porch provides a useful space for shoes and wellies. Stepping inside the welcoming front door, you'll find a bright hallway featuring a practical downstairs cloakroom and stairs that lead to the first floor. To the right is the contemporary kitchen/dining room which features a range of white floor and wall mounted units contrasted with gorgeous black granite worktops. Integrated appliances include a halogen hob, oven and fridge/freezer and there is also space for a washing machine. With a pleasant aspect to the front of the property this room also has plenty of room for a dining table.

Returning to the hallway there is a useful storage cupboard and behind here a doorway to the reception room which runs across the width of the property. Windows and French doors seamlessly blend this room with the garden making this spacious room a light and airy space in which to relax and entertain.

Upstairs there are three good sized bedrooms. The principal has lovely views over the garden and a stylish ensuite shower room. A family bathroom with contemporary styling and a bath with shower over, serves the other two bedrooms.

Outside

A neat driveway with parking for two cars and a mature border adjacent to the house offer a smart entrance to the home. To the left, a side return gives access to the fully enclosed back garden, which is smartly fenced, has a lawn with flower borders together with a garden shed. A smart terrace adjoining the house provides the perfect spot for a summer BBQ or al fresco dining.

Eaton Park, has proven to be extremely popular, with its convenient location to all of Yatton's amenities.

Location

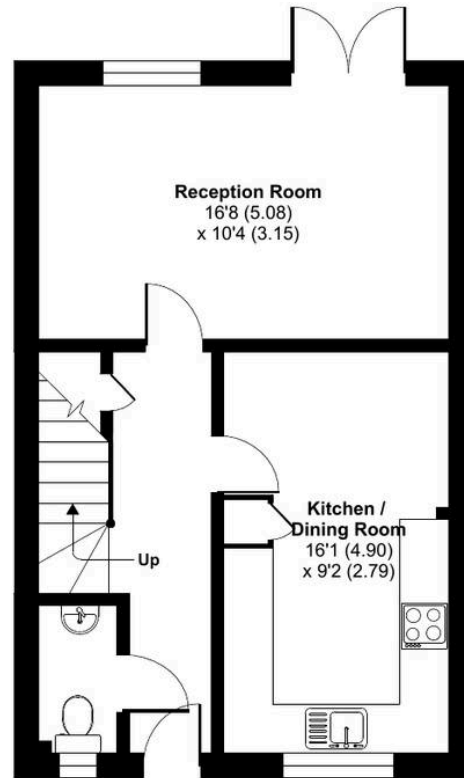
The village of Yatton offers a fine range of shops, nurseries, schools, and supermarket, plus a variety of social and recreational facilities. The village falls within the catchment of the well-regarded Backwell School and has its own Primary School. A public transport service runs to and from Bristol and Weston-super-Mare and at Clevedon there is an M5 motorway access point to London and the Midlands. Yatton is also one of the few remaining villages to have retained its mainline commuter rail service, offering trains to both Bristol and a direct service to London Paddington from just 112 mins. Bristol Airport lies within easy reach just 8 miles away.



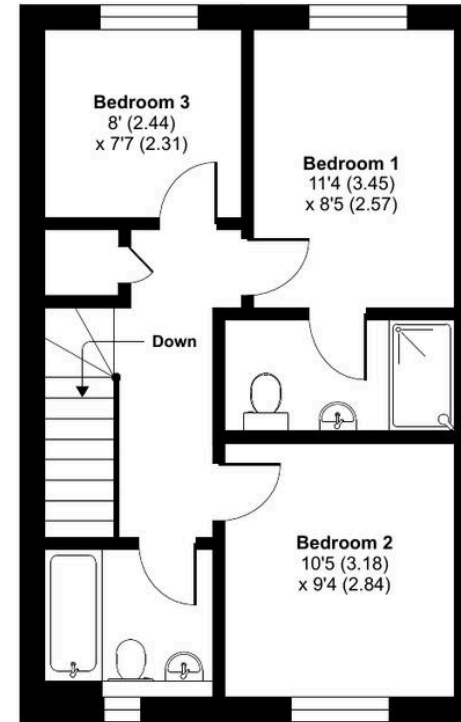
Barn Owl Road, Yatton, Bristol, BS49

Approximate Area = 904 sq ft / 84 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Robin King LLP. REF: 1222355

Robin King

Robin King Estate Agents, 1-2 The Cross Broad Street - BS49 5DG

01934 876226 • post@robin-king.com • www.robin-king.com/

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