



40 Elborough Avenue
Yatton, Bristol, BS49 4DS

Robin King | Estate Agents

40 ELBOROUGH AVENUE, YATTON, BRISTOL, BS49 4DS

A beautifully presented 4 bedroom detached property with ample driveway parking, garage and pretty gardens in a popular village location

- Approx 1,403 sq ft flexible accommodation
- Principal bedroom with en-suite shower room
- Home office/snug
- Sun room with direct garden access
- Mainline railway services from Yatton station – London Paddington 114 minutes
- Catchment for highly regarded Backwell School

40 Elborough Avenue is a deceptively spacious family home that has been the subject of careful updating and enhancement to create a wonderful property with flexible accommodation, characterised by neutral colours, clean lines and good ceiling heights giving a sense of calm and space.

The house sits centrally within its plot, with ample parking on the wide driveway, plus a single garage to the front, along with an additional private garden area.

Upon entry the spacious enclosed porch/boot room leads to the front door and into the hallway beyond, which is characterised by stylish contemporary oak doors to all rooms, some glazed, creating light and airy space. The well-planned ground floor accommodation flows freely, with a contemporary cloakroom and a kitchen with cream base and wall units with an integrated dishwasher and space for a freestanding fridge freezer and cooker, and lovely garden views. Through the kitchen is the sunny dining room with a door to the sun terrace and garden beyond. Another door from the dining room provides direct access to the integrated garage with utility area including plumbing for a washing machine. There is a home office/snug and a wonderful dual aspect sitting room with an electric “pebble” fire and lovely views over the private enclosed front garden area. Sliding doors open onto the spacious sun room with Thermo glass roof and French doors open onto the sun terrace and garden beyond.

Upstairs the bedroom accommodation is arranged off the spacious landing area, with room for a bookcase and storage. The principal bedroom has an en-suite shower room along with a concealed walk-in wardrobe and there are 3 further double bedrooms along with a contemporary family bathroom.

Outside - The rear garden incorporates a sun terrace, ideal for entertaining and





alfresco dining. Laid to lawn and bordered by shrubs, mature hedges and trees, there is a sense of privacy and calm. Climbers including roses and jasmine cover the attractive stone boundary wall running across the width of the garden and through a metal archway to one corner is an attractive seating area. Neatly paved and gravelled paths run either side of the property to the front, through secure wooden gates. To the front, the cottage garden is mainly laid to lawn with a gravelled seating area to sit and relax with a glass of wine. The mature hedge border provides privacy and there are established shrubs along with a small storage shed.

Location – Yatton village 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. Public transport runs to and from Bristol and Weston-super-Mare and Jct 20 of the M5 is within 4.6 miles for access to Bristol and beyond. Mainline railway services are available from Yatton station, within 0.6 miles, with journey times to London Paddington from 114 minutes. The popular Strawberry Line is nearby for walking and cycling.

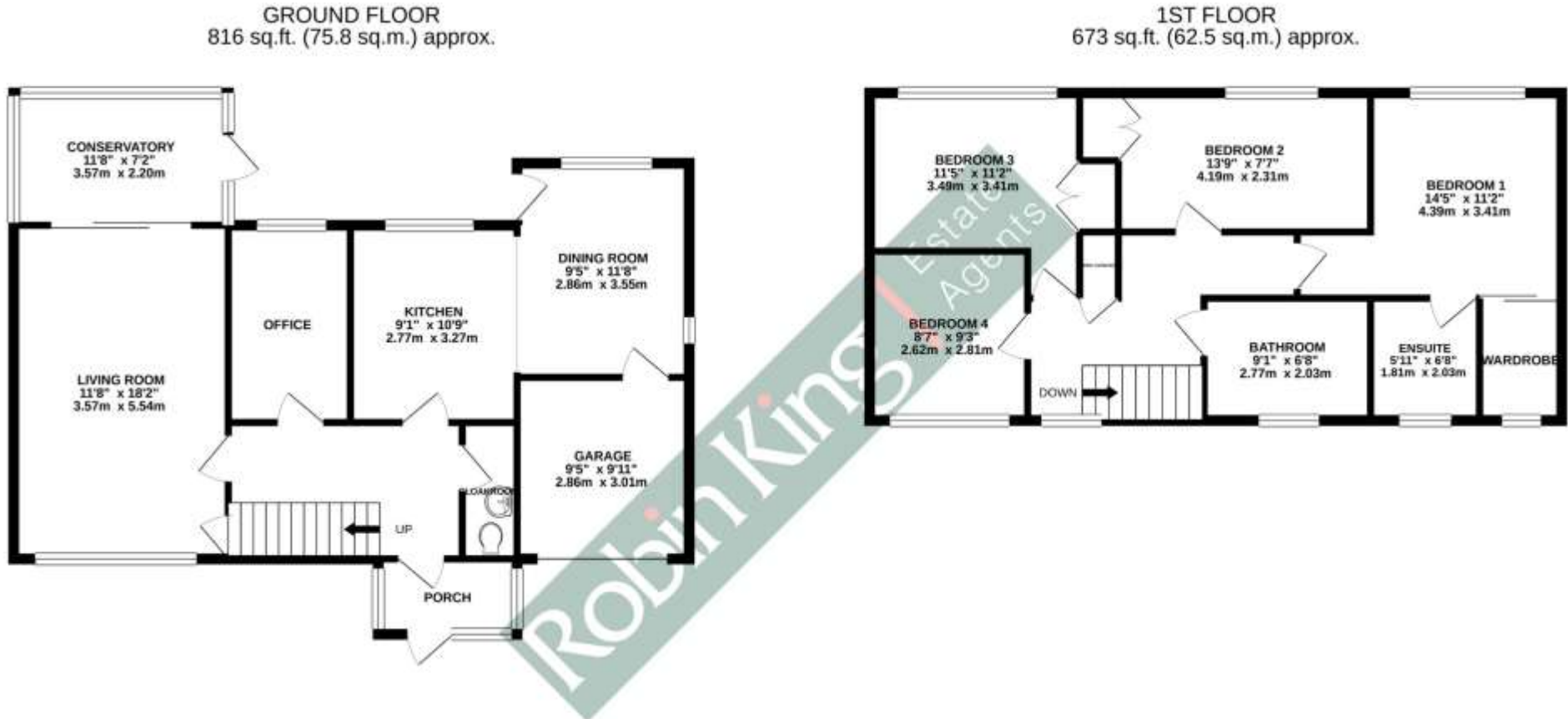


Important Notice:

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

DIRECTIONS – From our office take the A370 Bristol Road and turn left at the traffic lights onto B3133 Smallway towards Yatton. Continue through Yatton past the shopping precinct and continue along the High Street past the Methodist Church and Masonic Hall on the left. Shortly afterwards, prepare to turn left onto Elborough Avenue, where the Scoop and Spice shop is on the corner. Number 40 is on the left hand side behind a leafy green hedge.

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band D £1,899.18 (2021/22) * Bandings for properties altered/extended since 1st April 1993 could be subject to review. **EPC RATING** – C **SERVICES** – All mains services



TOTAL FLOOR AREA: 1403sq.ft. (130.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021

1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: post@robin-king.com Web Address: www.robin-king.com
Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT