



**8 Wheatear Road  
Yatton, Bristol, BS49 4FR**

**Robin King** | Estate Agents



## 8 WHEATEAR ROAD, YATTON, BRISTOL, BS49 4FR

A beautifully presented, substantial detached 5 bedrooms (2 en-suite), family home with an enclosed private rear garden, double garage and generous driveway parking in a cul de sac location in a popular North Somerset village convenient for access to nearby Yatton station, Bristol and beyond

**APPROX 1,671 SQ FT WELL PLANNED ACCOMMODATION • LIGHT AND AIRY SITTING ROOM WITH BAY WINDOW • SUPERB KITCHEN/BREAKFAST/SITTING ROOM WITH DIRECT GARDEN ACCESS • HOME OFFICE • DOWNSTAIRS CLOAKROOM • UTILITY ROOM • 2 EN-SUITE DOUBLE BEDROOMS WITH INTEGRATED WARDROBES • 3 FURTHER BEDROOMS AND FAMILY BATHROOM • PRIVATE ENCLOSED REAR GARDEN WITH LARGE SUN TERRACE, SHELTERED PERGOLA AND OUTDOOR BAR AREA • DOUBLE GARAGE WITH DIRECT GARDEN ACCESS • DRIVEWAY PARKING • YATTON STATION WITHIN 0.6 MILES FOR DIRECT SERVICES TO LONDON PADDINGTON (FROM 114 MINUTES) • M5 JCT 20 APPROX 3.8 MILES • WITHIN CATCHMENT FOR HIGHLY REGARDED BACKWELL SCHOOL**

Constructed by Bloor Homes in 2016, 8 Wheatear Road has been finished to a high specification, creating a luxurious family home. Situated at the end of a short cul de sac, upon entry through the smart front door one is immediately struck by the crisp, fresh décor with neutral colours and fresh white walls throughout the property. Karndean flooring running the length of the hallway and on to the kitchen/breakfast room beyond gives a good sense of flow to the downstairs accommodation.

To the left of the hallway is the well proportioned dual aspect sitting room with a wide bay window to the front. Opposite is the home office, which could also be used as a family room or snug.

The eye is drawn along the hallway, beyond the downstairs cloakroom, to the superb kitchen/breakfast/sitting room to the rear of the house. Fitted with an extensive range of stylish high gloss wall and base units, there is ample kitchen storage along with an eye-level double oven and a ceramic hob with overhead extractor. Off the kitchen is the utility room with a sink and space for a washing machine and tumble dryer and there is a side door for garden access.







The dining area accommodates a large table, ideal for family dining and entertaining, and light floods in through the double patio doors (with additional glazed side panels) providing access onto the wide dining terrace beyond. The generous sitting area to the far end of the room provides a wonderful place to relax and enjoy the surroundings.

Upstairs, the bedroom accommodation is arranged around a central landing, with 3 bedrooms to the rear. The 2 double bedrooms to the front of the property are luxuriously appointed, each with integrated wardrobes with sliding doors and a stylish en-suite shower room with high quality, stylish fixtures and fittings and there is also a contemporary family bathroom.

**Outside** – the property is situated at the end of a short cul de sac, with ample driveway parking by the double garage. The front garden is bordered by hedging to two sides and is mainly laid to lawn, with some gravel, and paving by the front door.

The rear garden is bordered by neat brick walls and some fencing, and is laid mainly to lawn with a wide terrace off the kitchen/breakfast/sitting room. There are some raised beds and pretty borders and a sheltered spacious corner decked area with wooden pergola, ideal for outdoor dining. In addition, there is a sheltered outdoor bar area to the end of the garage.

**Location** - The village of Yatton offers a wide range of shops, nurseries, schools, and supermarket, plus a variety of business, social and recreational facilities. The village falls within the catchment of the well-regarded Backwell School and has its own primary school. Public transport







runs to and from Bristol and Weston-super-Mare and mainline railway services are available from the station, approximately 0.6 miles away (London Paddington from 114 minutes). M5 Jct 20 (Clevedon) is within 3.8 miles for access to the west country, Bristol and beyond. Further shops including supermarkets and amenities, including Strode leisure centre and Clevedon marine lake, are available within 4 miles at Clevedon. The nearby Strawberry Line provides a popular off road route for cycling and walking between Yatton and Cheddar and there are wonderful walks in the nearby Mendip hills, and along the coastline of the nearby Bristol Channel.











**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

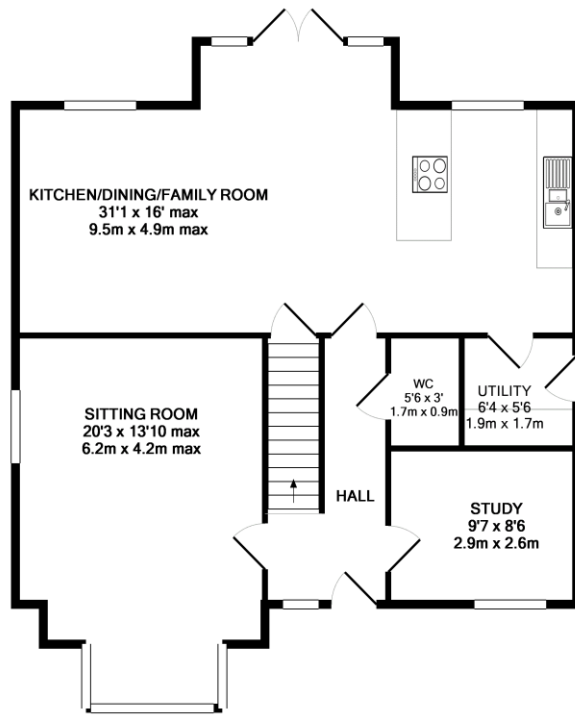


**DIRECTIONS** - From leaving the Robin King office in Congresbury turn right at the traffic lights. At the next (Smallway) traffic lights turn left onto the B3133 to Yatton. Continue for approximately 2 miles, through Yatton village and past Yatton station, towards Clevedon. At the roundabout take the second turning onto Wheatear Road, then the second slip road to the right, and the property is at the end of this cul-de-sac.

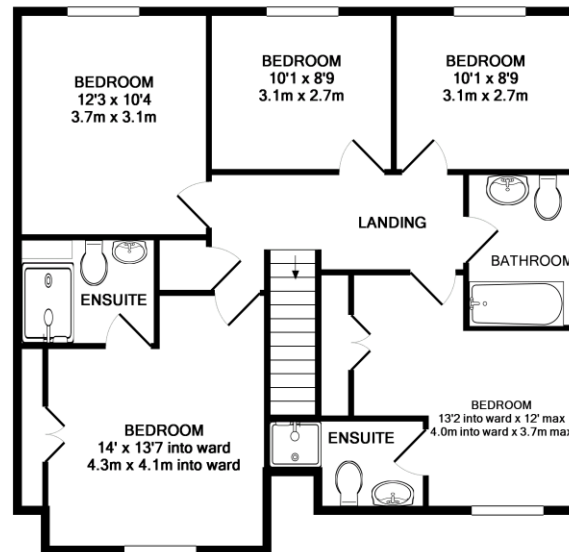
**SERVICES** – All mains services are connected

**EPC RATING** - B

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – Council Tax Band F £2826.95 (2022/23) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1671 SQ.FT. (155.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
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