



**26 Bramblewood**  
**Yatton, Bristol, BS49 4QH**

**Robin King** | Estate  
Agents



## 26 BRAMBLEWOOD, YATTON, BRISTOL, BS49 4QH

4 bedroom detached family home in a quiet residential cul de sac location with driveway parking and garage and a professionally landscaped enclosed rear garden

- Approx. 1,117 sq ft including sitting room with open fire
- In catchment for highly regarded Backwell School
- Popular village with excellent amenities
- 1.9 miles to Yatton station for mainline railway services – Paddington from 114 mins
- M5 Jct 20 within 6 miles for access to Bristol and beyond / Bristol airport 7 miles / Bristol 14 miles (all approx.)

26 Bramblewood is a beautifully presented family home tucked away in a quiet residential location in a cul de sac. Upon entry via the enclosed porch that provides useful coat/boot storage, the well proportioned accommodation is arranged around a central entrance hall, which like much of the ground floor, is fitted with grey wood-effect laminate flooring, giving a good sense of flow to the space.

The spacious dual aspect sitting room is situated to the front of the house, with an open fireplace and a wide bay window providing wonderful views over the front garden. The dining room to the rear is light and airy, with additional window panels to either side of French doors that open directly onto the attractive rear garden. The spacious kitchen/breakfast room is fitted with a good range of white wall and base units and a breakfast bar. High quality integrated appliances include a Zanussi double oven with gas hob, and there is space for dishwasher and a fridge/freezer. Potential exists to create a superb kitchen/dining/family space by knocking through the kitchen and dining rooms and on to the garage store room area – plans have been created and are available upon request.

The utility area off the kitchen includes a sink, along with various wall and base units plus space for a washing machine and a tumble dryer, and a garden door opens onto the side path leading round to the rear garden. Also on the ground floor is a useful under-stairs cupboard and a contemporary downstairs cloakroom.

The first floor bedroom accommodation is beautifully presented, arranged around a central landing with useful linen cupboard. The dual aspect principal bedroom overlooks the front of the property and incorporates 2 double fitted wardrobes in addition to a smart en-suite shower room. There is another double bedroom, with an integrated wardrobe, overlooking the rear garden, and 2 further bedrooms, one of which has access to under-eaves storage. There is a smart family bathroom with a bath fitted with a shower screen.







**Outside** – the front garden is mainly laid to lawn, with driveway parking to the front of the integrated single garage. A gated path to the left side of the house runs around to the wonderful southerly-facing rear garden, which has recently been professionally designed and landscaped to encourage wildlife diversity, with a pond and deep herbaceous borders to the side and end. Fruit trees include quince and crab apple and an attractively espaliered cox apple tree to one side. Stepping stones in the lawn lead to a decked area in one corner that provides a wonderful place for alfresco dining and entertaining, and there is an additional enclosed gravelled play area to one side. The garage has been divided to create a neat storage room to the rear, with direct access from the garden via a glazed garden door.

**Location** – Yatton is a very popular village with excellent amenities including a wide range of shops, businesses and primary and nursery schools. The mainline railway station provides regular services to the westcountry, Bristol and beyond, and the M5 is within 6 miles. The popular nearby Strawberry Line currently links Yatton to Axbridge, and provides wonderful opportunities for off-road walking and cycling.

**Important Notice:**

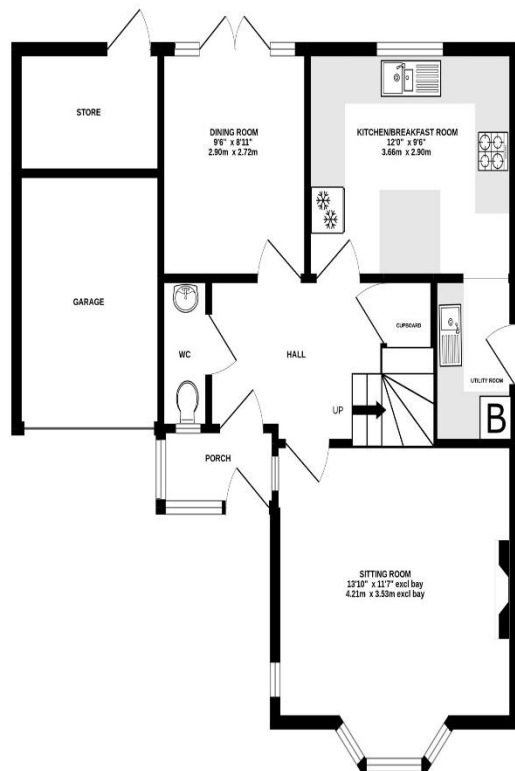
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract 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, turning left at Smallway towards Yatton. Continue through Yatton village, past the shopping precinct and over the railway bridge, taking the next right onto Kenn Moor Road. Bramblewood is the 2<sup>nd</sup> right turning. Take the right fork and then when the road forks again, the property is off the left fork, along a driveway shared with no 25.

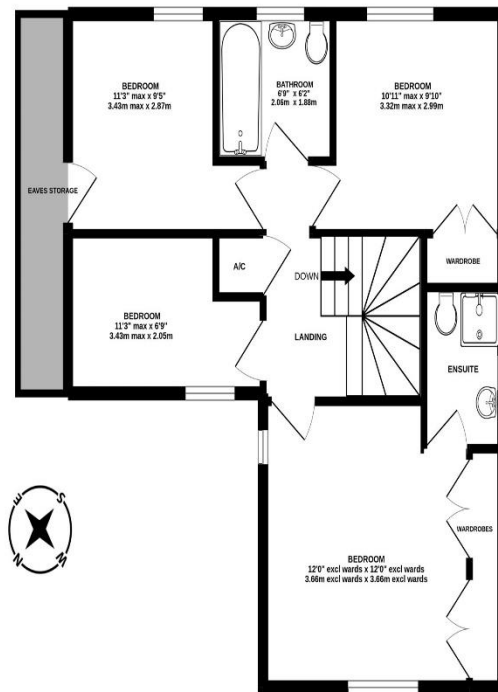
**SERVICES** – All mains services are connected. Gas Worcester combi boiler installed 5 years ago, has been serviced annually **EPC RATING - D**

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – Council Tax Band E £2,392.02 (2022/23) \* Bandings for properties altered/extended

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1117 sq.ft. (103.8 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.  
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