



1 Anvil Road
Claverham, Bristol, BS49 4LZ

Robin King Estate Agents

1 ANVIL ROAD, CLAVERHAM, BRISTOL, BS49 4LZ

A beautifully appointed 3 bedroom family home with spacious living accommodation and an enclosed rear garden with an office/summerhouse plus ample driveway parking in a popular location convenient for access to local amenities, Bristol and beyond

- Approx 1075 sq ft including a light and airy kitchen/dining/family room
- Conservatory, downstairs cloakroom and utility room
- Enclosed low maintenance rear garden with office with electricity and wifi
- Good local facilities including primary school and nearby complex with petrol station, mini supermarket, beauty salon and restaurant
- 2 miles to Yatton station for mainline services – Paddington from 114 mins

From the moment you enter 1 Anvil Road you are immediately struck by the beautifully appointed, light and airy accommodation that has been designed and furnished with great care and attention to detail. Throughout the property neutral colours give a sense of calm space, with occasional pops of colour for contrast and interest. The front door opens into an entrance lobby with a cloakroom, a utility room with neat white metro tiling and space for a washing machine, and a coat/shoe storage area. A part-glazed door provides access to the garden beyond.

To the right of the entrance hallway is the superb kitchen/dining/family room, filled with light through 2 Velux windows in addition to windows overlooking the front. The kitchen area is well planned, with a good range of white wall and base units including an oven with gas hob plus space for a dishwasher and an American fridge/freezer, and there is a generous pantry cupboard. There is space for a dining table in addition to the family/sitting area that could also be used as a playroom area or somewhere to work from home.

The sitting room is a good size, with a full height window providing lovely views of the garden beyond, in addition to the conservatory off, which provides another place to sit and relax and enjoy the surroundings, but could be a play room or a formal dining room if preferred.

Upstairs there are 3 bedrooms; 2 overlooking the rear and the principal bedroom to the front. In addition, there is a smart family bathroom with a screened bath with shower over, and a heated towel rail.

Outside – to the front of the property is neat block-paved driveway parking, with access to the front door via a wooden gate. To the left at the front is an extra garden





area, laid to lawn, with some shrubs and plants, providing an additional area for playing or vegetable cultivation if required. To the rear the garden has been laid with astroturf for minimum maintenance and maximum use throughout the year. A raised neatly decked area beyond provides a wonderful place for outdoor relaxing and dining and includes a large glazed summerhouse/outdoor office with its own consumer unit, wifi and lighting.

Location - Claverham is a popular village with good amenities including a primary school and village hall that hosts a number of events and clubs throughout the week. Secondary schooling (plus additional amenities) is within 4.1 miles at the highly regarded Backwell school. The nearby village of Yatton (approx. 1.6 miles away) offers a fine range of shops, nurseries, schools, and supermarket, plus a variety of social and recreational facilities. Public transport runs to and from Bristol, Weston-super-Mare and Clevedon where there is access to the M5. Mainline railway services are available from Yatton, with journey times to Temple Meads from 16 minutes and London Paddington from 114 minutes.

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

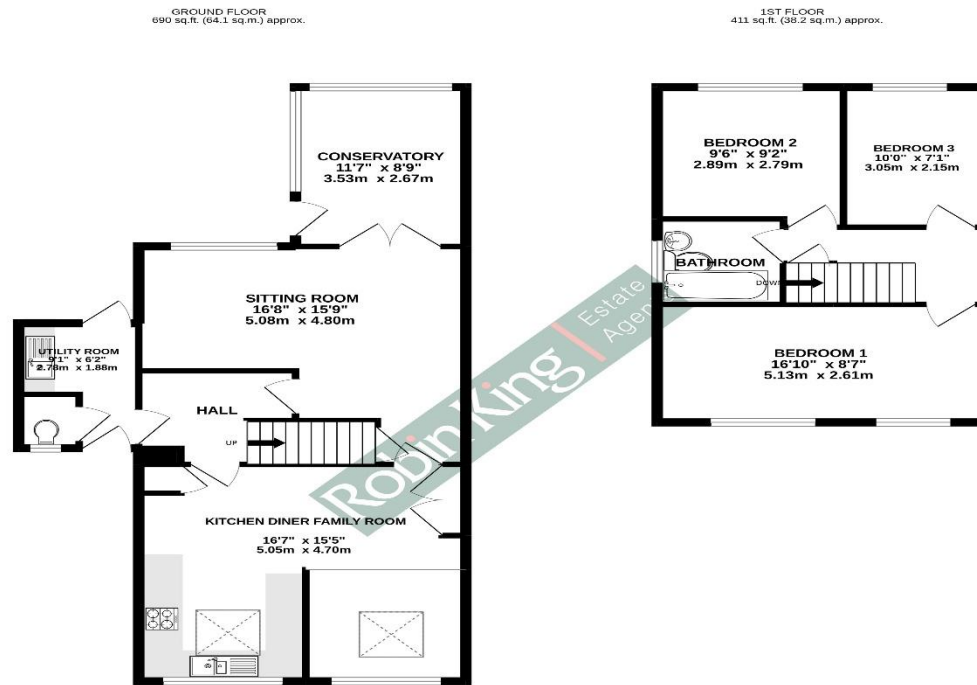


DIRECTIONS – From our office take the A370 Bristol Road, turning left at The Smallway traffic lights onto the B3133 towards Yatton. Follow the road for approx. 1 mile and at the roundabout take the 2nd exit signposted to Claverham. Continue along Claverham Road for 0.9 miles and turn left onto the High Street. Anvil Road is the 2nd turning on the right (beyond Orchard Court), almost diagonally opposite the left hand turning to Chestnut Drive. Number 1 is the first property on the left hand side.

SERVICES – All mains services are connected

EPC RATING - D

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Council Tax Band C £1,739.66 (2022/23) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



TOTAL FLOOR AREA: 1101 sq.ft. (102.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures 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 not be used as a basis for any prospective purchase. The services, appliances and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Measure 11/2022



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