



259 Stowey Road
Yatton, Bristol, BS49 4QX

Robin King | Estate
Agents

259 STOWEY ROAD, YATTON, BRISTOL, BS49 4QX

A well-presented spacious family home with 4 double bedrooms, ample living space, a garage and off street parking in a popular residential location in Yatton.

APPROX 1,599 SQ FT FLEXIBLE AND STYLISH ACCOMMODATION • GENEROUS KITCHEN/DINING/FAMILY ROOM • FOUR BRIGHT AND SPACIOUS BEDROOMS • WELL MAINTAINED GARDEN WITH A RANGE OF SHRUBS AND HEDGES • POPULAR VILLAGE WITH EXCELLENT FACILITIES INCLUDING WELL REGARDED JUNIOR SCHOOL • IN CATCHMENT FOR BACKWELL SECONDARY SCHOOL • MAINLINE RAILWAY SERVICES WITHIN 0.4 MILES AT YATTON STATION – PADDINGTON FROM 114 MINS • BRISTOL AIRPORT WITHIN 7.8 MILES • M5 MOTORWAY WITHIN 4.3 MILES AT JUNCTION 20 IN CLEVEDON (ALL APPROX.)

259 Stowey Road is a beautifully maintained family home that has a welcoming feel with contemporary neutrals giving a modern, fresh feel to this property.

The inviting entrance to the house has a hard tiled porch with a practical storage area for coats and shoes leading to a hallway with superb engineered oak floors. To the left is a spacious sitting room with a gas fire and a large bay window overlooking the front garden. Heading to the back of the house, there is a light spacious home study with bi-fold doors giving direct access to the smartly paved terrace, perfect for al-fresco dining or a morning coffee.

The large open kitchen/dining/family room is the heart of the home and overlooks the beautifully maintained garden. This bright spacious room has modern kitchen units, engineered quartz work surfaces, an island and integrated appliances including a dishwasher, Neff appliances (oven, induction hob, steamer and microwave) and space for an American-style fridge freezer. The dining area has bi-fold doors which not only give access to the south-facing garden but also allow light to flood into this space. Next to the kitchen is a utility room equipped with a good range of units, a toilet and sink together with space for a washing machine.

An open staircase gives access to an airy feeling landing with large windows overlooking the front of the property. All four bedrooms, most with fitted wardrobes, are doubles and retain the contemporary feel of this home with oak doors and modern décor. The principal bedroom has an en-suite and there is a family bathroom with free standing bath, separate shower and underfloor heating. There is also a useful airing cupboard and ladder to a semi boarded loft for additional storage.





Outside - To the rear of the property there is a private well maintained enclosed garden. Stepping outside from the bi-fold doors in the dining area there is a beautifully laid terrace running across the width of the property; ideal for al-fresco dining and entertaining on a sunny evening. The lawn is surrounded by beautiful mature shrubs and colourful plants. To the right hand side is a lovely wooden greenhouse - for those with green fingers. To the front of the house the driveway provides parking for a number of cars in addition to the integrated garage with electrically operated door. A gated pathway runs to the right of the property giving access to the rear garden.

Location - Yatton village offers a fantastic range of shops, nurseries, schools and a supermarket, plus a variety of social and recreational facilities. Yatton has two primary schools and is within the catchment area of the well-regarded Backwell School. There is public transport to Bristol and Weston-Super-Mare and access to the M5 Motorway is within 4.3 (Junction 20) at Clevedon. Mainline railway services are available within 0.4 miles at Yatton Station – London Paddington within 114 minutes. Bristol Airport is within 7.8 miles.



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

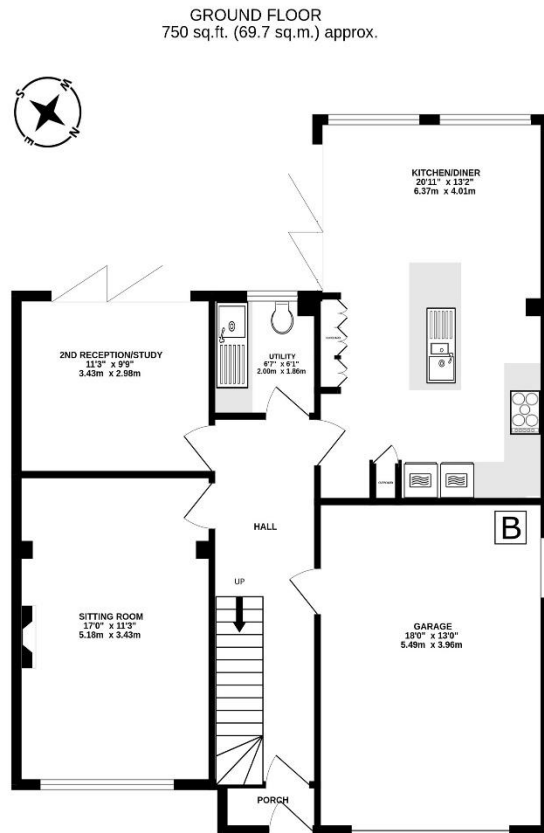
DIRECTIONS – From our Congresbury office take the A370 Bristol Road and at the traffic lights turn left onto the B3133 towards Yatton. Continue to the roundabout and take the 2nd exit towards Claverham then 2nd left into Stowey Road. Continue past the recreation ground on the right and school on the left, and 259 is along on the left hand side.

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144

EPC RATING - C

SERVICES – All mains services are connected

COUNCIL TAX BAND - F £2,973.27 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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