



**53 Moorhen Road
Yatton, Bristol, BS49 4FP**

Robin King | Estate Agents

53 MOORHEN ROAD, YATTON, BRISTOL, BS49 4FP

A beautifully presented 4 bedroom detached modern property with garage, driveway parking and enclosed rear garden in a popular North Somerset location convenient for access to Bristol and beyond.

Approx 1,059 Sq Ft Of Flexible Accommodation • Wonderful Kitchen/Dining Room With Direct Garden Access Via French Doors • Beautiful Light Filled Sitting Room • Far Reaching Rural Views • Principal Bedroom With Stylish En-Suite Shower Room • High Quality Fixtures And Fittings • Garage, Driveway Parking And Owned Solar Panels • Popular Village With Good Amenities Including Nursery And Primary Schools • Easy Access To M5, Bristol Airport, Yatton Station For Mainline Railway Services To Bristol And London Paddington • NO ONWARD CHAIN

53 Moorhen Road is a well laid out 4-bedroom detached family home constructed by Bloor Homes in 2017. Considerably enhanced by the current owners, it has sleek, contemporary decoration in soothing, calm tones, driveway parking, a large garage and a beautifully landscaped rear garden. Situated in a quiet location on the edge of this popular North Somerset village with excellent transport links, it is an ideal family home.

An attractive storm porch with a welcoming front door leads into the hallway. To the left is a spacious, light, and airy sitting room with a large bay window offering views to the front of the house. The hallway also includes a cloakroom, a useful storage cupboard for coats and shoes, and a utility room with space for a washing machine and tumble dryer.

To the rear is the stylish open plan kitchen/dining room. Finished with smart white cupboards and grey worktops, it has ample wall and base units and integrated Bosch appliances including a double oven, electric hob, dishwasher and fridge/freezer. The breakfast area has space for a dining table and French doors opening directly onto the garden terrace - the perfect spot in which to enjoy a BBQ or al fresco dining.

The upstairs accommodation is also beautifully presented with modern chic décor. The principal bedroom has a lovely, rural far-reaching view, built in wardrobes and a smart en-suite shower room. There is also a spacious family bathroom which includes a large shower enclosure plus a contemporary bath. There are three further bedrooms, two of which are double and one single which lends itself well to be used as a study.





Outside – 53 Moorhen has a front garden planted with architectural shrubs and driveway parking for three cars. There is also a large garage with up and over door which provides plenty of space for a car and storage too. The fully enclosed south-west facing rear garden has been beautifully landscaped by the current owner and has a curved dining terrace, lawn and gorgeous planted established border to the rear. Tucked away behind the garage there is a small wildlife area. The property also benefits from four owned solar panels.

Location – Yatton is a very popular village with excellent amenities including nursery and primary schools, library, shops and businesses. There are two children’s play areas close to the property and others further afield within the village. The property is within the catchment for the highly regarded Backwell school and sixth form. Yatton station is especially prized, with regular direct services to Bristol Temple Meads, London Paddington, the Southwest and the North. There is access to the M5 at Clevedon and the nearby Strawberry Line currently connects Yatton to Axbridge and provides opportunities for safe offroad 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 the Robin King office in Congresbury turn right at the traffic lights. Turn left as you approach the second set of traffic lights and follow through to Yatton village. Drive through Yatton towards Clevedon, and at the roundabout take the second turning into Wheatear Road. Turn left onto Moorhen Road and 53 is found on the left hand side.

SERVICES – All mains services connected.

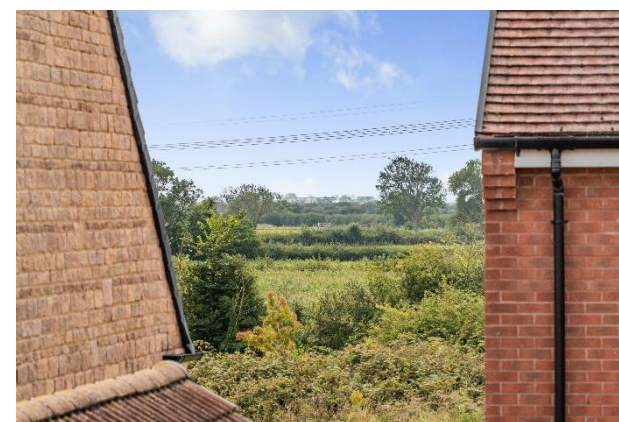
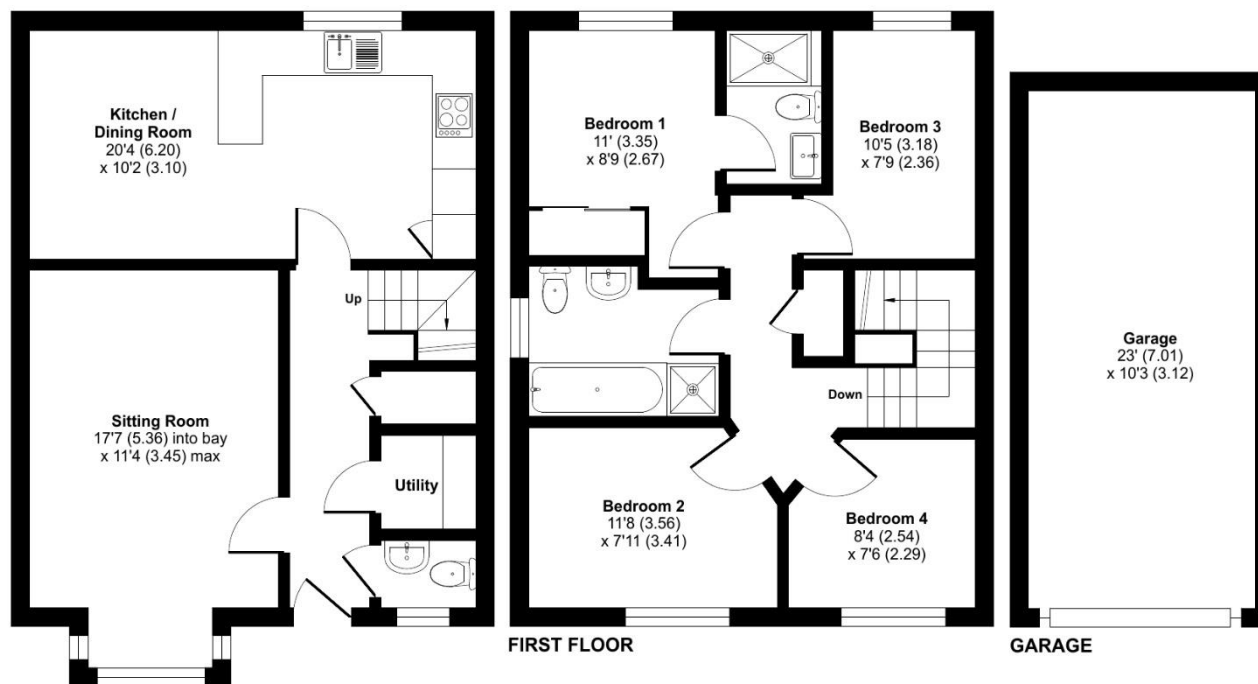
EPC RATING - B

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND E** £2,644.04 (2024/25) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



Moorhen Road, Yatton, Bristol, BS49

Approximate Area = 1059 sq ft / 98.3 sq m
Garage = 238 sq ft / 22.1 sq m
Total = 1297 sq ft / 120.4 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Robin King LLP. REF: 1178271

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