

11 Strawberry Drive Yatton BS49 4GA

£369,950

marktempler

RESIDENTIAL SALES





Property Type

House - Terraced



How Big

1174.90 sq ft



Bedrooms

4



Reception Rooms

1



Bathrooms

3



Warmth

Gas Central Heating



Parking

Off-Street



Outside

Front & Rear



EPC Rating

B



Council Tax Band

D



Construction

Traditional



Tenure

Freehold

Modern Four-bedroom family home in the heart of Yatton village, built by the highly regarded local developer Woodstock Homes in 2020. 34 Strawberry Drive is an attractive semi-detached townhouse that offers spacious, beautifully presented accommodation arranged over three floors, perfectly suited to modern family life. This wonderful property enjoys the convenience of being just a short, level walk from the heart of the village, placing shops, cafés, independent retailers, schools and the mainline railway station all within easy reach. Combining contemporary style, practical family living and an excellent village-centre location, this is a home that effortlessly caters to the demands of busy modern lifestyles. Upon entering, a welcoming entrance hall creates an immediate sense of space and quality, with a useful cloakroom/WC positioned conveniently off the hallway. The ground floor has been thoughtfully designed around modern open-plan living, with the stylish kitchen flowing seamlessly into the generous lounge/dining area. This impressive dual-purpose space forms the social heart of the home, ideal for family gatherings, entertaining friends or simply relaxing at the end of the day. Large doors overlooking the rear garden allow natural light to flood the room and provides direct access to the rear garden, adding to the social appeal during the warmer months. The contemporary kitchen is fitted with quality units and workspace, providing a practical yet sociable environment for cooking whilst remaining connected to family life and guests. Arranged across the upper two floors are four genuine double bedrooms, a feature increasingly difficult to find in many modern homes. The first floor provides an excellent principal bedroom complete with the added luxury of an en-suite shower room, creating a peaceful retreat away from the main living accommodation. A second generous double bedroom and a beautifully appointed family bathroom complete this floor. The second floor continues to impress, offering two further spacious double bedrooms together with an additional shower room. This versatile layout is perfectly suited to growing families, guests, or those requiring dedicated home office space. The arrangement of accommodation across three levels provides both privacy and flexibility, allowing family members to enjoy their own space whilst remaining connected within the home. Further benefits include the remainder of a 10-year structural warranty, providing valuable peace of mind for prospective purchasers, together with solar panels which help to improve the property's energy efficiency and reduce running costs.

The rear garden provides a secure and well-maintained outdoor space that is ideal for both families and those who enjoy entertaining. Fully enclosed by timber fencing, the garden has been thoughtfully designed to balance practicality with everyday family living. A level lawn forms the centrepiece of the garden, creating an excellent space for children to play or for pets to enjoy, whilst a paved pathway runs along one side, leading to a pedestrian gate that provides useful rear access. Immediately adjoining the property is a paved patio terrace, perfectly positioned for summer barbecues and relaxing with family and friends. Beyond, the garden extends to a further decked seating area at the rear, offering an additional space to unwind and make the most of the afternoon sunshine. Neatly presented throughout, the garden provides a wonderful extension of the living accommodation and offers a versatile outdoor space suited to a variety of lifestyles. To the front of the property, a block-paved driveway provides space for two vehicles, side by side.

Strawberry Drive forms part of a select modern development in a highly convenient central Yatton location. The property enjoys the benefit of being just a short, level walk from the village centre, placing shops, cafés, bakeries, schools and everyday amenities all within easy reach. For commuters, Yatton's mainline railway station provides direct services to Bristol, Bath, London and the South West, making the village an ideal choice for those seeking a balance between country living and city accessibility. Surrounded by attractive countryside yet exceptionally well connected, Yatton offers the perfect blend of rural charm and modern convenience, making it a desirable location for families and professionals alike.







Modern family home in the heart of Yatton



HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.



About this property

TENURE

Freehold with Management / Estate charges of - £232.00 PA

UTILITES

Mains electric
Mains gas
Mains water
Mains drainage

HEATING

Gas-fired central heating

BROADBAND

Ultrafast broadband is available with the highest available download speed 10000 Mbps and the highest available upload speed 10000 Mbps.

This information is sourced via checker.ofcom.org.uk. We advise you to make your own enquiries.

PLANNING PERMISSION

There are pending and approved planning permissions within the local area. We advise you to make your own enquiries at planning.n-somerset.gov.uk/online-applications/ or map.n-somerset.gov.uk/dande.html.

If an information source is not named, then it has been provided by the sellers of the property and is accurate to the best of their knowledge.



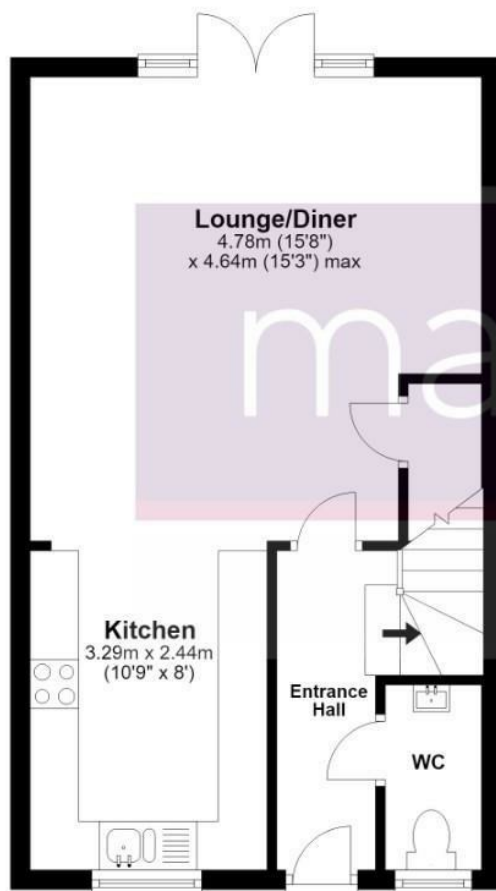
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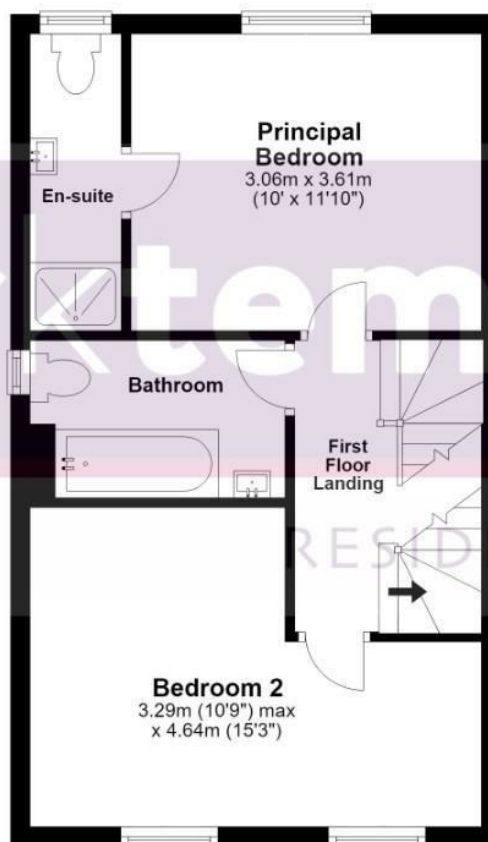
Ground Floor

Approx. 37.9 sq. metres (407.9 sq. feet)



First Floor

Approx. 38.0 sq. metres (408.8 sq. feet)



Second Floor

Approx. 33.3 sq. metres (358.2 sq. feet)



Total area: approx. 109.2 sq. metres (1174.9 sq. feet)

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.

Plan produced using PlanUp.