

**STUART  
OLIVER**  
RESIDENTIAL



217 Stowey Road, Yatton, Bristol, BS49 4QU  
**£249,950 Freehold**

## 217 Stowey Road, Yatton, Bristol, BS49 4QU



- Heart of Yatton
- Three bedrooms
- Reception room
- Stunning kitchen/diner
- Conservatory
- Upstairs modern bathroom
- Downstairs wc
- Lovely 31' rear garden
- Good condition throughout
- Close to local amenities and Yatton Mainline Station

A lovely three bedroom mid terrace home located in a cul de sac just off Stowey Road. The property is presented in good condition throughout and has the added benefit of a conservatory and a modern kitchen/diner. The property is located a short walk from the high street and the main line station. The location of this home is surrounded by beautiful North Somerset countryside and the village is within commuting distance of the City of Bristol and there is access to the M5 at Clevedon (junction 20) and St. Georges (junction 21). Bristol international airport is within a short drive and the mainline railway station in Yatton is a short walk away giving direct travel to London Paddington.

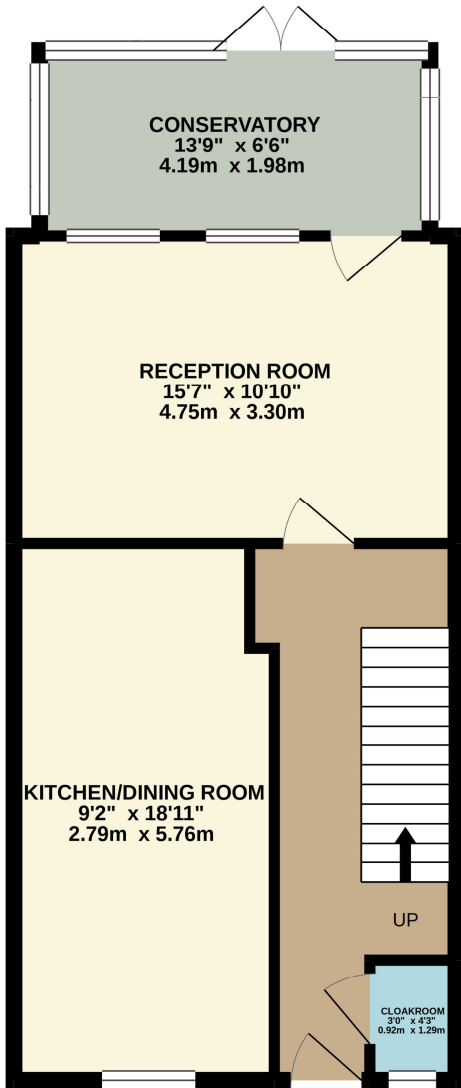




When you arrive at this property you are greeted by a large communal front grassy area leading to the good size private front garden. Upon entry you arrive in a spacious entrance hall with a doors to the kitchen/diner, the reception room and the downstairs w/c. Stairs rise from the entrance hall to the first floor allowing for a recessed area under for storage or display area. The kitchen/diner is modern and contemporary with a generous dining area to the rear. The kitchen has a modern range of base and eye level units with ample work surface. There are built in appliances including the electric hob, extractor hood, microwave and oven. There is space and plumbing for a washing machine, tumble dryer and space for an upright fridge/freezer. The reception room is the full width of the property and has plenty of light from the two double glazed windows overlooking the conservatory and beyond towards the garden. The conservatory has double glazing to the roof and the sides, double doors to the garden and has a radiator for the winter months which allows it to become an all year-round room. Upstairs there are three good size bedrooms, two of which have built in wardrobes. The family bathroom has a modern three-piece white suite with a wash hand basin set into a vanity unit and a fixed oversized shower with an additional handheld shower attachment. Outside to the rear there is a pretty 31' x 15'6 rear garden which is lawned and has mature flower and shrub borders. The property has gated access and right of way to the rear. This really is a wonderful family home and to fully appreciate all that is on offer we highly recommend a viewing.



GROUND FLOOR



1ST FLOOR

