



Little Paddocks, 30 High Street, Yatton, BS49 4JA
£675,000 Freehold

Little Paddocks, 30 High Street, Yatton, BS49 4JA



- Detached family home
- Four generous bedrooms
- Three reception rooms
- Large kitchen/diner
- Study/hobbies room
- Downstairs shower room
- Utility/wet room
- Garage and separate workshop
- Detached separate studio/office
- Fantastic gardens to three sides

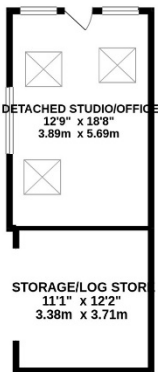
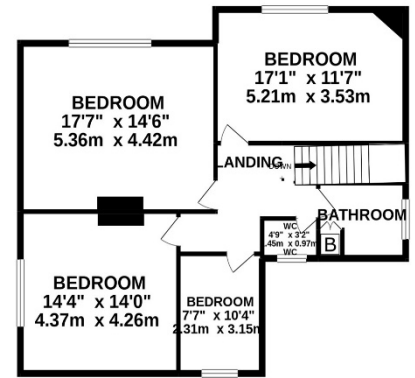
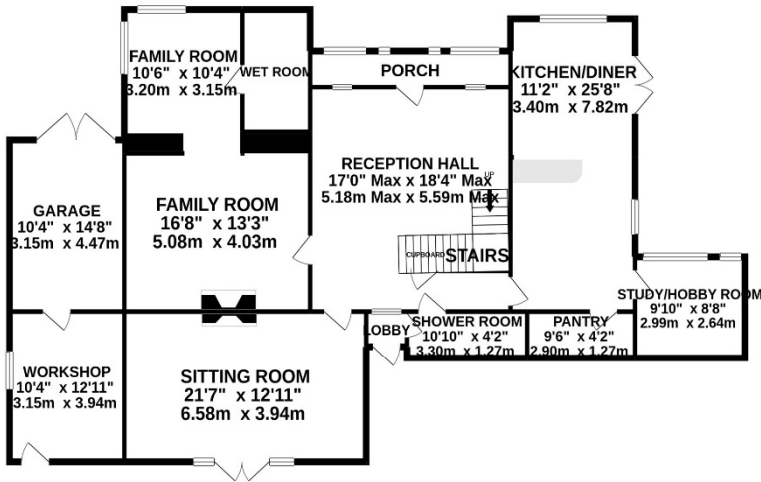
A fabulous four bedroom detached family home conveniently located off the High Street in Yatton. The property has three reception rooms, a further kitchen/diner and a separate office. Outside the property sits on a wonderful plot with a separate detached office/studio, a garage, workshop and parking. As you turn in off the High Street you soon realise how tucked away this house is. The approach to the house is via a driveway which one other property has right of way to use. This property is in the heart of Yatton which offers a range of shops, nurseries, schools, and a supermarket. A public bus service runs to and from Bristol and Weston-super-Mare. The M5 motorway is within easy reach and Yatton mainline station offers a commuter rail service with direct trains to Paddington and the South West.





When you arrive at the house there is plenty of parking for three to four cars to the front. The approach to the front door is down a pretty path and then a large enclosed porch which is useful for storage and then the main front door. Once in you are immediately greeted by the impressive entrance hall with stairs rising to the first floor and doors to most of the downstairs rooms. From the entrance hall there is a door to the spacious kitchen/diner with wood block flooring and double doors to the front section of the garden. The kitchen area is well fitted with ample country style units and a built in gas range cooker, butler style sink, ample wooden work tops and slate flooring. The dining area has pleasant views through a large window and through the double glazed patio doors onto the patio area ideal for alfresco dining during the summer months. From the kitchen area there is a door to a pantry with space and plumbing for a dishwasher and a fridge/freezer. The study/hobbies room is also off the kitchen area and enjoys pleasant views over the garden. The main reception room is situated to the rear which has a fireplace with a wood burner and double glazed patio doors to the rear garden. The second reception room has a feature fireplace and opens into the third reception room/garden room. This room has views to the front and side and a door to the wet room which has plumbing for a washing machine, an electric shower and a sink. From the entrance hall there is access to the recently fitted modern downstairs shower room with a large shower cubicle with a monsoon shower. The shower room has a door to the rear lobby and access to the rear garden. Upstairs there are three large double bedrooms and fourth good size single bedroom and an attractive bathroom with a roll top bath and claw footed bath and ornate wash hand basin. The bathroom also has a cupboard housing the gas boiler. Next to the bathroom there is a separate wc. Outside there are large mature gardens to three sides and access to the separate studio/office which has plenty of light from three Velux windows and a further window, this room measures 18'8 x 12'9. To the rear of the studio there is a separate log store measuring 11'1 x 12'2. From the garden there is access to the workshop and then through to the garage which has an opening of 6'11 which inturn takes you to the front of the property.





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.
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| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 Plus) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | | |
| (39-54) E | 53 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |