



9 AVALON CLOSE,
YATTON, BS49 4AQ

**GOODMAN
& LILLEY**



A FAULTLESS TURN KEY THREE BED PROPERTY IN A CUL-DE-SAC LOCATION IN THE POPULAR NORTH END AREA OF YATTON. THIS WONDERFUL HOME OFFERS WELL PRESENTED ACCOMMODATION OVER TWO FLOORS WITH THREE BEDROOMS AND FURTHER BENEFITTING FROM DRIVEWAY PARKING, GARAGE AND A LOW MAINTENANCE REAR GARDEN. GREAT HOME OR INVESTMENT.

Location

The village of Yatton offers a wide range of shops, nurseries, schools, and a supermarket, together with a variety of social and recreational facilities. It falls within the catchment area of the highly regarded Backwell School and also benefits from its own Primary School. Regular public transport services operate to and from Bristol and Weston-super-Mare, while the nearby town of Clevedon provides access to the M5 motorway, connecting to London and the Midlands. Yatton is one of the few remaining villages to retain a mainline commuter rail service, with frequent trains to Bristol and a direct service to London Paddington in approximately 112 minutes. Bristol Airport is also conveniently located just 8 miles away. (All distances and times are approximate.)

Accommodation

Please see the floor plan for all room measurements.

Summary

Located within a quiet cul-de-sac in the heart of Yatton's sought-after North End, 9 Avalon Close is an immaculately presented three-bedroom semi-detached home, offering light-filled accommodation and a peaceful village lifestyle.

The property is accessed via a private entrance porch which leads into a welcoming sitting room, an ideal space to relax and unwind. A convenient ground-floor WC cloakroom adds practicality for modern living. At the heart of the home lies the well-appointed kitchen/dining room, fitted with a range of wall and base units complemented by oak work surfaces. Open to the dining area, this

space creates a seamless layout perfect for both everyday living and entertaining. French doors open directly onto the rear garden, enhancing the indoor-outdoor flow during the warmer months.

To the first floor, the home offers three well-proportioned bedrooms alongside a family bathroom fitted with a modern three-piece suite comprising a panelled bath with independent shower over, low-level WC and wash hand basin with vanity storage beneath.

Externally, the property enjoys a beautifully maintained, southerly-facing rear garden, thoughtfully landscaped with manicured lawn, patio seating and established shrub borders—an ideal space for relaxation, play and outdoor entertaining. To the side of the property, off-street parking leads to a detached garage providing excellent storage and convenience. The front garden is set back from the road and laid to lawn, enhancing the home's attractive kerb appeal.

Additional Information

Tenure - Freehold

Council Tax Band - C

Utilities - Mains Electric

Mains Gas

Mains Drainage

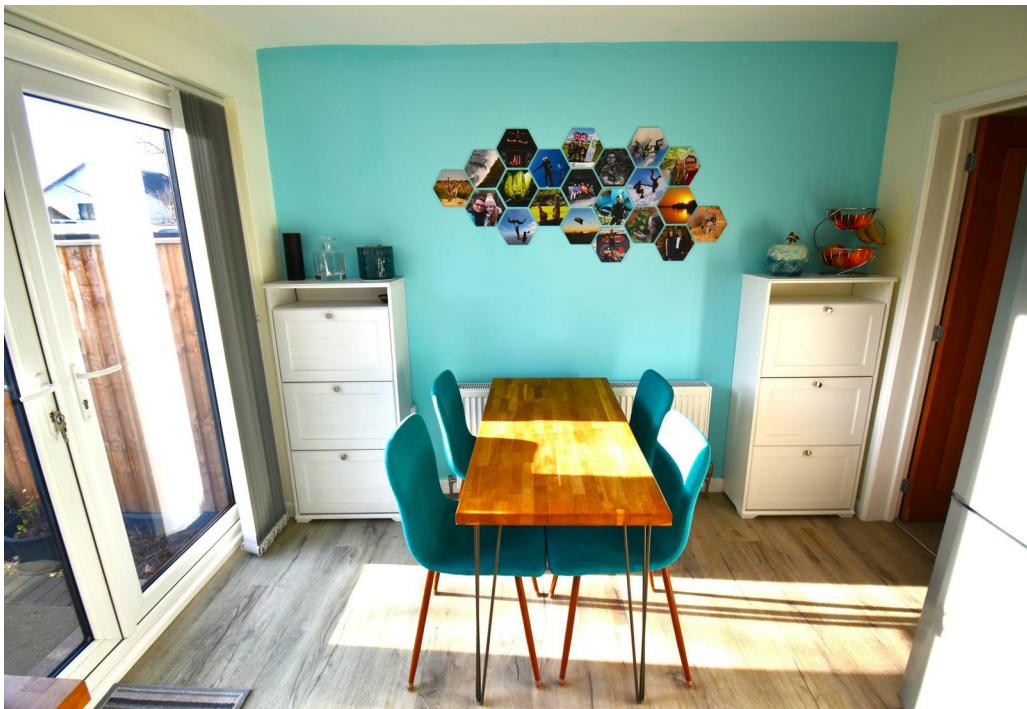
Mains Water

Gas Central Heating & Gas Boiler

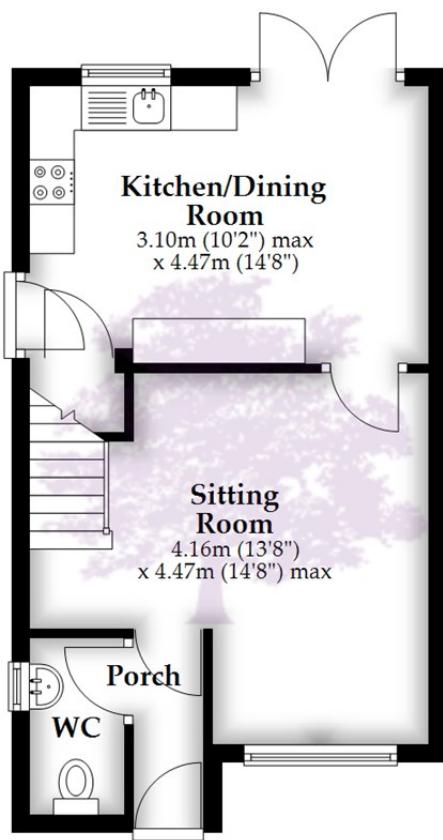
- Immaculate Turn Key Property
- Kitchen/Diner
- Off Street Parking & Additional Garage
- Three Bed Modern Semi-Detached
- South Facing Garden
- Close To Travel Links & Amenities



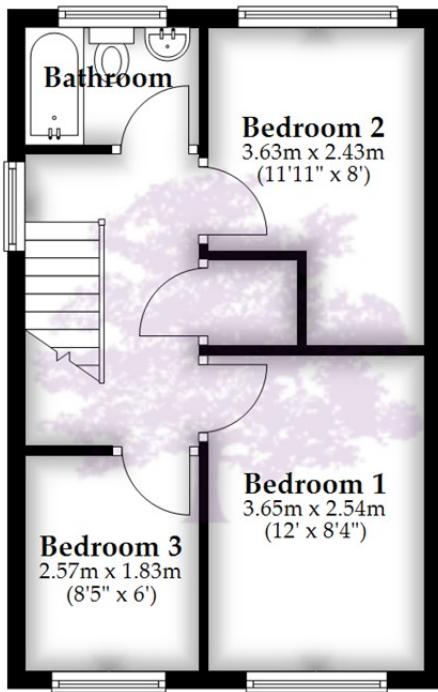
GUIDE PRICE £325,000



Ground Floor



First Floor



Total area: approx. 67.1 sq. metres (722.2 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

HENLEAZE - 0117 2130777

henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440

sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333

shire@goodmanlilley.co.uk

[Zoopla.co.uk](#)

[rightmove](#) 



WWW.GOODMANLILLEY.CO.UK

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.