





9 Avalon Close, Yatton, BS49 4AQ

A wonderful three-bedroom semi-detached home positioned in a sought after cul-de-sac location, this property has been lovingly maintained by the current owner and offers generously proportioned accommodation arranged over two floors. Boasting a driveway, a detached garage, and a well-established rear garden, the home combines practicality with desirable outdoor space. Ideally located just a short stroll from the amenities of and transport links, it provides an exceptional opportunity for buyers seeking comfort and convenience.

With so much to offer in such a desirable setting, early interest is expected. Get in touch with one of our property experts today to arrange your viewing.

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

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.

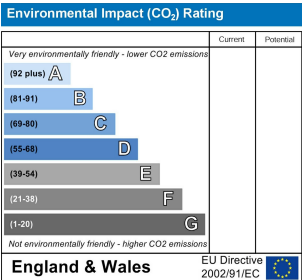
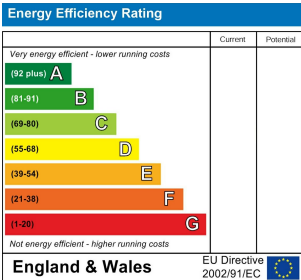
The property is accessed via a private entrance porch which leads into a welcoming sitting room, an ideal space to relax and unwind. A convenient ground-floor WC cloakroom adds practicality for modern living. At the heart of the home lies the well-appointed kitchen/dining room, fitted with a range of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

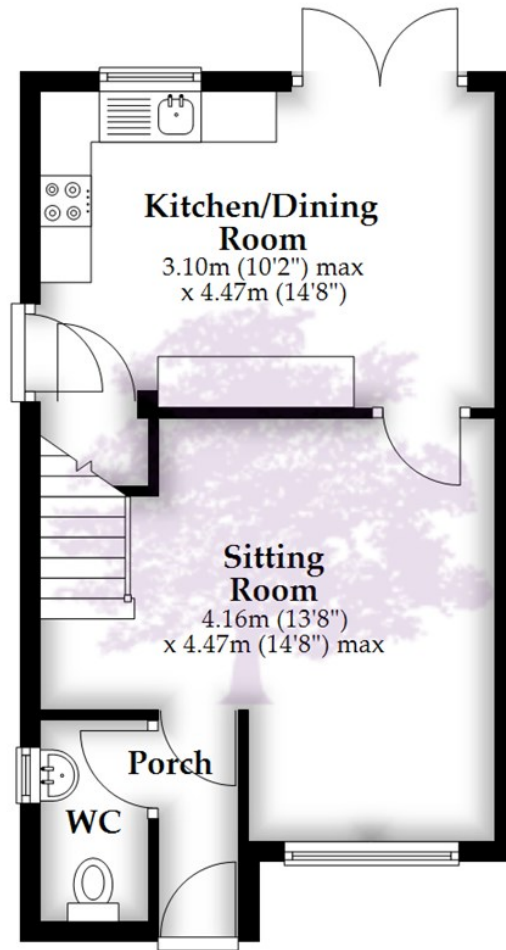




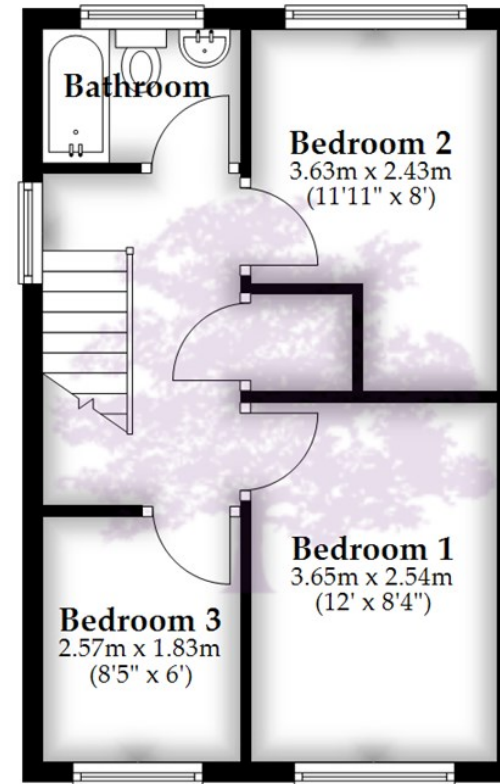




## Ground Floor



## 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.