



GOODMAN
& LILLEY



14 RABBIT CLOSE
YATTON
BS49 4GL



14 RABBIT CLOSE

£525,000

YATTON BS49 4GL

- Modern Four Bed Detached
- EPC Rating A
- Garage & Additional Off Street Parking
- Stylish Turnkey Property
- Owned Solar Panels & Electric Charging Point
- Good connectivity To M5 & Yatton Railway Station

SUMMARY

Accessed via a pleasant pedestrian walkway to the front, this impressive four-bedroom detached home immediately sets a tone of privacy and exclusivity, combining contemporary design with thoughtful, high-quality finishes throughout.

Upon entering, a welcoming and spacious hallway provides an elegant introduction to the home. The ground floor has been beautifully arranged to suit modern living, featuring a stylish and contemporarily panelled lounge, a dedicated home office ideal for remote working, and a convenient WC. At the heart of the property lies a stunning open-plan kitchen and dining space, designed for both everyday living and entertaining, complete with an additional seating area that creates a sociable and versatile environment.

Upstairs, the property continues to impress with four well-proportioned double bedrooms. The principal suite offers a luxurious retreat, boasting bespoke built-in wardrobes, and a spacious & stylish en suite with a walk-in shower, while the remaining bedrooms are served by a well-appointed family bathroom featuring a bath, wash basin, and WC.

Externally, the rear garden has been thoughtfully landscaped to provide a manicured yet low-maintenance outdoor space, combining a patio seating area with a neat lawn, perfect for relaxing or entertaining. The garden also offers direct access to a sizeable garage, along with a rear gate leading to 2 additional private off-street parking spaces.

Further enhancing the home's appeal, the property benefits from an excellent EPC rating of A, alongside owned solar panels and an electric vehicle charging point. This not only ensures a beautifully presented, turnkey home but also offers forward-thinking energy efficiency and sustainability for the future.

Altogether, this is a superbly appointed family home, blending style, space and practicality in a highly desirable setting.







LOCATION

Situated within the highly regarded Eaton Park development in the popular village of Yatton, Rabbit Close enjoys a peaceful position within a modern and thoughtfully designed community, built by Curo Homes in 2022 to the sought-after Clifton design, known for its quality, space and contemporary styling. The development itself is surrounded by attractive open spaces, with landscaped green areas, wildflower meadows and access to scenic walking and cycling routes, perfectly complementing its edge-of-village setting.

Yatton offers a balance between countryside living and everyday convenience, set within the beautiful North Somerset landscape and surrounded by rolling fields and rural walks, including the nearby Strawberry Line which provides miles of traffic-free routes through picturesque scenery.

Despite its tranquil setting, the location is exceptionally well connected. The nearby M5 motorway provides straightforward access to Bristol and the wider region, while the coastal towns of Clevedon and Portishead are both within easy reach, offering a variety of waterfront amenities, leisure facilities and dining options. Yatton itself benefits from a mainline railway station, providing direct services to Bristol Temple Meads and beyond, making it an ideal choice for commuters.

Altogether, Rabbit Close offers the perfect blend of modern village living, excellent connectivity and access to the surrounding Somerset countryside, making it a highly desirable setting for both families and professionals alike.

ADDITIONAL INFORMATION

Tenure; Freehold

Council Tax Band- E (North Somerset Council)

EPC- A (Valid until December 2031)

Service- Mains Gas, Electric, Water & Drainage





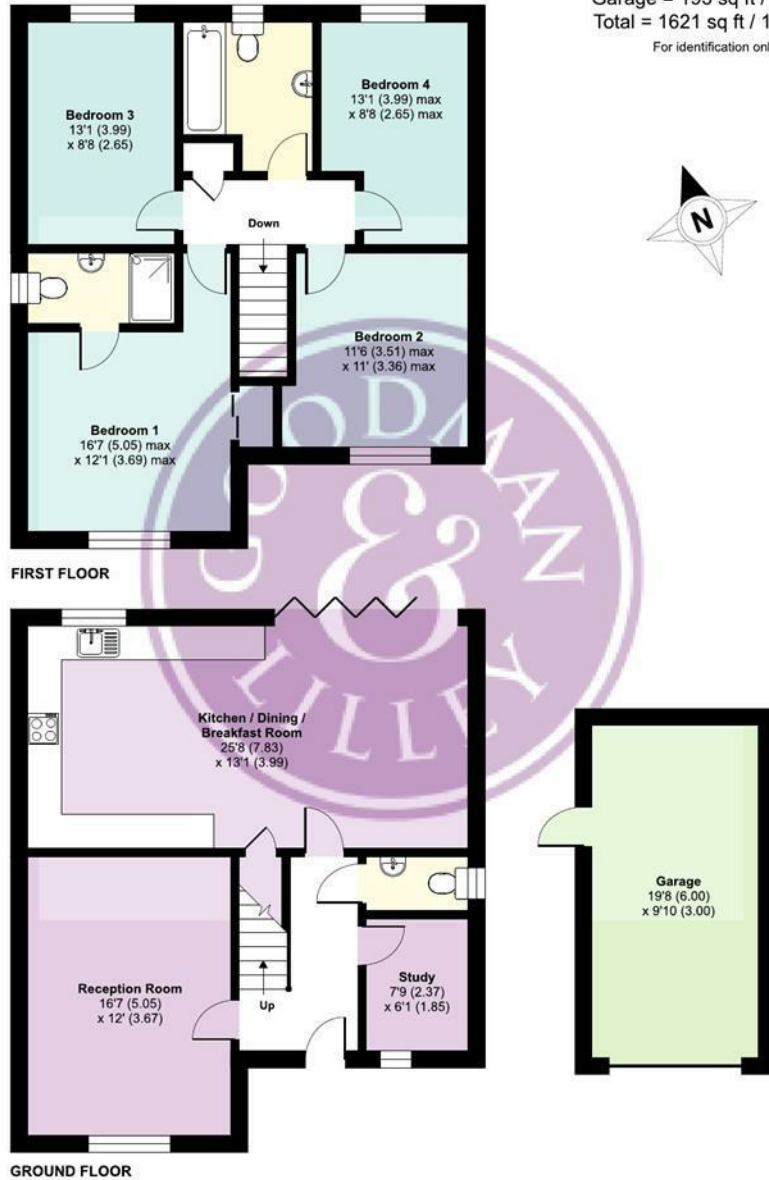
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Rabbit Close, Yatton, Bristol, BS49

Approximate Area = 1428 sq ft / 132.6 sq m
 Garage = 193 sq ft / 17.9 sq m
 Total = 1621 sq ft / 150.5 sq m
 For identification only - Not to scale



FLOORPLAN

FOR GUIDANCE ONLY, NOT TO SCALE AND NOT TO BE RELIED UPON AS A STATEMENT OF FACT.

TOTAL SQUARE FOOTAGE
1621.00 SQ FT

COUNCIL TAX BAND : E

RECEPTION ROOM : 2

BEDROOMS: 4

BATHROOMS : 2

FREEHOLD



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Goodman and Lilley Ltd. REF: 1440893



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