

Plot 8 Pippin Close Claverham BS49 4GF

£550,000

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
Detached house



HOW BIG  
1356.00 sq ft



BEDROOMS  
4



RECEPTION ROOMS  
3



BATHROOMS  
2



WARMTH  
uPVC double glazing and air  
source heat pump central  
heating



PARKING  
Off street and garage



OUTSIDE SPACE  
Front and rear



EPC RATING  
A



COUNCIL TAX BAND  
New Build

Exceptional brand new four bedroom family home on the highly popular North Field at Court de Wyck development in Claverham - Plot 8 is built to the Hilmarton design and is a substantial double fronted detached house constructed by award winning developers, Newland Homes, with only the finest craftsmanship throughout. These highly efficient homes are zero carbon meaning they are both cost efficient with lower electric bills due to high levels of insulation and solar panels generating electricity to help reduce your carbon footprint. The traditional and well thought out accommodation is laid out over two floors and accessed via a central entrance hall leading to all principal rooms. The private sitting room is a delightful environment to relax in. The property's crowning jewel is the open plan kitchen breakfast room sun lounge opening out onto the rear gardens. This wonderful space is ideal for the growing modern family and those who enjoy entertaining with its contemporary layout. The kitchen is well appointed with a range of fitted cabinets and kitchen island with upgraded Porcelain worksurfaces and a range of integrated Neff appliances. The sun lounge area is flooded with natural light with full height windows to rear garden and would ideal to use as a dining area if desired. An additional reception room adds additional versatility to the ground floor and would be ideal as either a separate dining room, home office or play room. Further ground floor accommodation includes utility room with space and plumbing for washing machine and cloakroom WC. Upstairs boasts four bedrooms, principal with ensuite shower room and fitted wardrobes and family bathroom. The bathroom and ensuite are both finished with quality fixtures including ceramic Porcelanosa wall tiles, Hansgrohe appliances and Villeroy & Boch sanitary ware. Further benefits include fitted flooring throughout.

Outside you enjoy an enclosed private lawned rear garden, ideal to sit back and relax during the summer months. Off street parking is available to the side with a private driveway providing tandem space for two vehicles with the additional benefit of an electric vehicle charging point. The garage also provides further parking if required.

Pippin Close is situated within the highly popular North Field at Court de Wyck development in the village of Claverham, a great commuter village, excellently placed to take advantage of the commuter base for Bristol & Weston Super Mare. There are mainline railway stations at both Yatton & Backwell and with the A370 just down the road, Bristol City Centre & the M5 Motorway network are only a short drive. The popular local primary school is just a short walk away & secondary education is serviced at Backwell with transport provided. A delightful family friendly village with a charming sense of community, surrounded by local countryside ideal for dog walks.











## Executive four bedroom brand new home on highly popular North Field at Court de Wyck development in Claverham

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### HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.





## Up your street...

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Beautiful countryside walks

Court De Wyck Primary School & Backwell  
Secondary School catchment area

Claverham Village Hall & Tannery Bar

Stepping Stones Community Pre-School

Easy commuting to Bristol City Centre

Beautiful tree lined entrance to this  
executive development

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## HOMES | THE HILMARTON | DEVELOPMENT PLAN

## The Hilmarton

4 bedroom home

Some of our considerations include...



Cycle storage for every home



Eco bins integrated into each kitchen to encourage recycling



Hedgehog highways



GROUND FLOOR  
PLOTS: 8 & 15

\* Wing wall to plot 20 is glass.



FIRST FLOOR  
PLOTS: 8 & 15

### FLOOR PLAN KEY

- A/C Airing cupboard
- C Cupboard
- CYL Cylinder cupboard
- DW Integrated dishwasher
- FF Integrated fridge freezer
- L Larder unit
- O Dual eye level ovens and combination microwave
- TD Tumble dryer space
- W Wardrobe
- WM Washing machine space
- WO Optional wardrobe - see Sales Consultant
- Eco Bin
- Denotes reduced ceiling level

Lounge  
3.24m x 5.19m  
10'7" x 17'1"

Kitchen/Sun Lounge  
(plot 8/15)  
8.37m (max) x 3.41m (max)  
27'5" (max) x 11'2" (max)

Kitchen/Sun Lounge  
(plot 20)  
8.45m (max) x 3.41m (max)  
27'8" (max) x 11'2" (max)

Bedroom 1  
2.86m (max) x 5.02m (max)  
9'4" (max) x 16'5" (max)

Bedroom 2  
3.28m x 2.98m 10'9" x 9'9"

Bedroom 3  
2.94m x 3.11m 9'7" x 10'2"

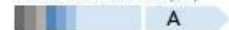
Bedroom 4  
2.98m x 2.11m 7'5" x 6'11"

### Predicted Energy Assessment

#### ENERGY EFFICIENCY RATING



#### ENVIRONMENTAL IMPACT (CO<sub>2</sub>)



Further information available on specification page under "zero carbon homes" title, or from our Sales Consultant

Court de  
**WYCK**  
CLAVERHAM

WELCOME

THE LOCAL AREA

HOMES

DEVELOPMENT PLAN

CLIMATE CONSIDERATE

SPECIFICATION

CONSIDERATE  
CONSCIENTIOUS CRAFTED

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