

45 Egret Drive Yatton BS49 4FN

£475,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE

Detached house



HOW BIG

1225.40 sq ft



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

uPVC double glazing and gas fired central heating



PARKING

Off street and garage



OUTSIDE SPACE

Front and rear



EPC RATING

B



COUNCIL TAX BAND

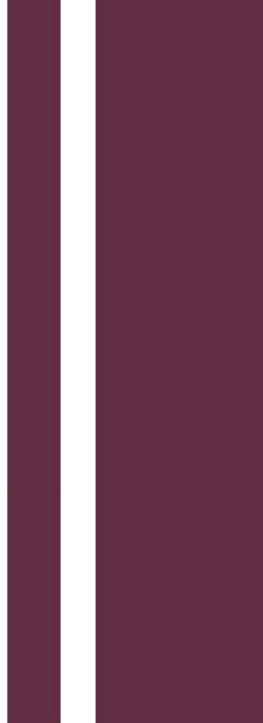
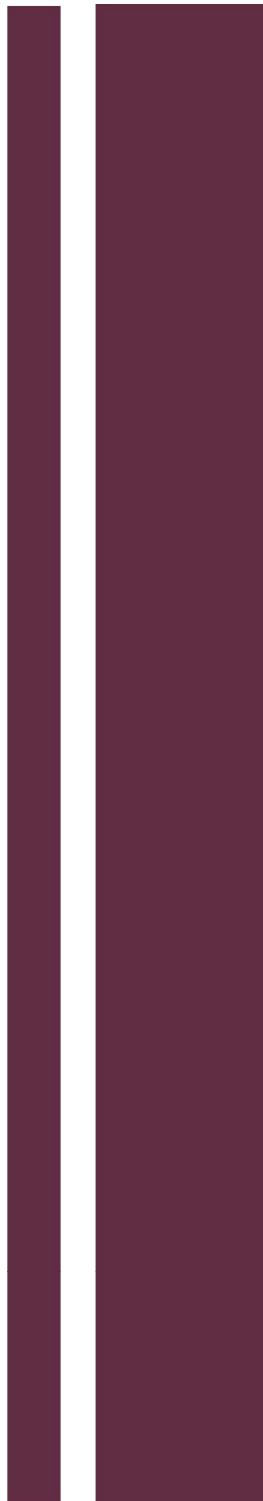
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Exceptional nearly new four-bedroom detached family home situated on the fringes of the highly regarded Chestnut Park development - This fantastic family home is presented in show home condition and boasts many high-quality fixtures and fittings that include built-in shutters and blinds to many rooms. Built to the Hopkins design, this well-designed property benefits from the remainder of a 10-year insurance-backed structural guarantee for your peace of mind, and offers an exceptional modern layout that is ideal for modern living. Accessed via the generous entrance hall, a bay-fronted sitting room is situated to the front of the property, while the hub of the home is located to the rear. An open-plan kitchen/diner with a central island, opening out onto the private rear garden via double doors making it a social space for friends and family alike. A wc, and welcome addition of a utility cupboard complete the ground floor. The first floor offers four bedrooms and a family bathroom, with the principal bedroom offering en-suite facilities.

Outside, the rear garden is enclosed, enjoys a great deal of privacy and is currently being landscaped by the current vendor, designed to be a low maintenance area to enjoy with minimal fuss, ready for the new owner to utilise and enjoy from day one. A pathway to the front leads to the main entrance and is flanked on one side by a planted bed containing a variety of neatly tended shrubs, to the other is an area laid to decorative stone with an additional planted bed in front of the property. The driveway is situated to the side providing off-street parking for two vehicles and leads to the garage that has power and light connected. Access to the rear garden is obtained from the side via a secure gate.

Egret Drive is situated within the spacious development, Chestnut Place, in the north end of Yatton. This recently built development has proven to be extremely popular, with the convenient location to all of Yatton's amenities, including the brand new Chestnut Park Primary School, mainline railway station, and Somerset countryside. This fantastic family home is sure to attract a high level of interest. Book your viewing now to avoid disappointment.







Immaculate four bedroom family home situated within the Chestnut Park Development, Yatton



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...

Glorious countryside walks across Cadbury Hill and the Strawberry Line

Level access to Yatton's village centre

Yatton's sought after primary schools

Cadbury House leisure club with celebrity chef restaurant

St Mary's village church

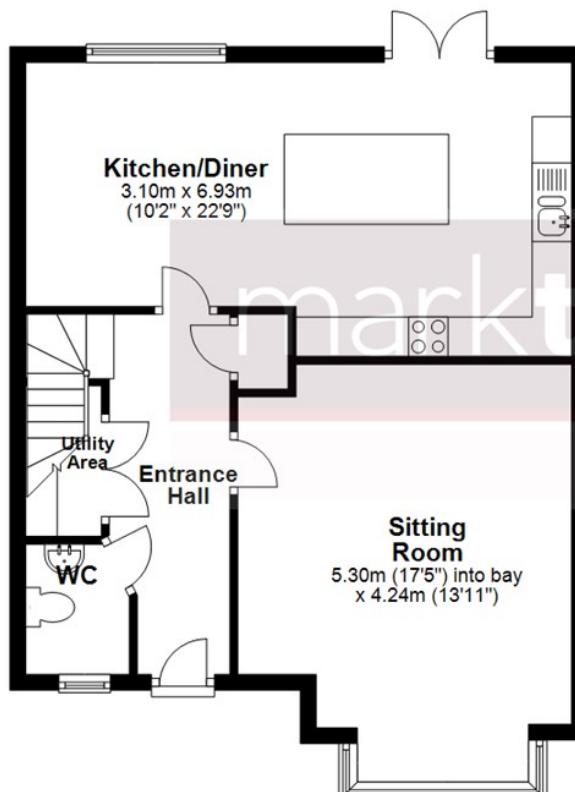
Yatton's mainline railway station

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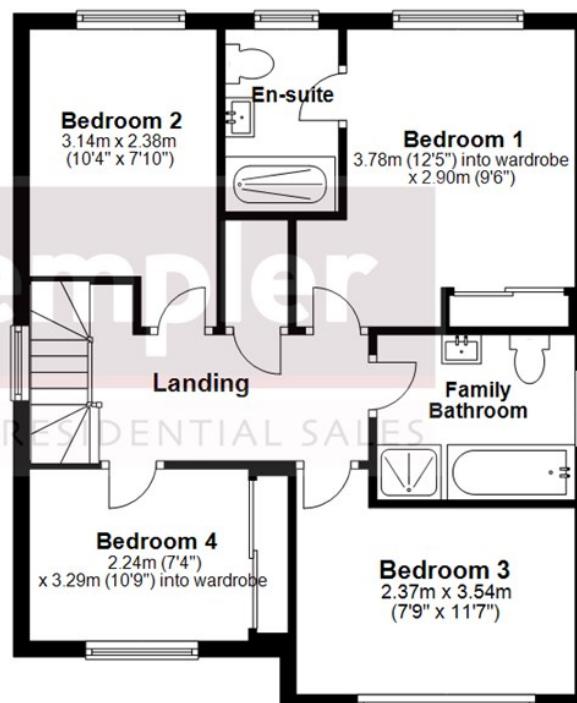


Ground Floor

Approx. 57.5 sq. metres (618.7 sq. feet)

**First Floor**

Approx. 56.4 sq. metres (606.8 sq. feet)



Total area: approx. 113.8 sq. metres (1225.4 sq. feet)

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 applicances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.