

58 Derham Park Yatton BS49 4EA

£535,000

marktempler

RESIDENTIAL SALES





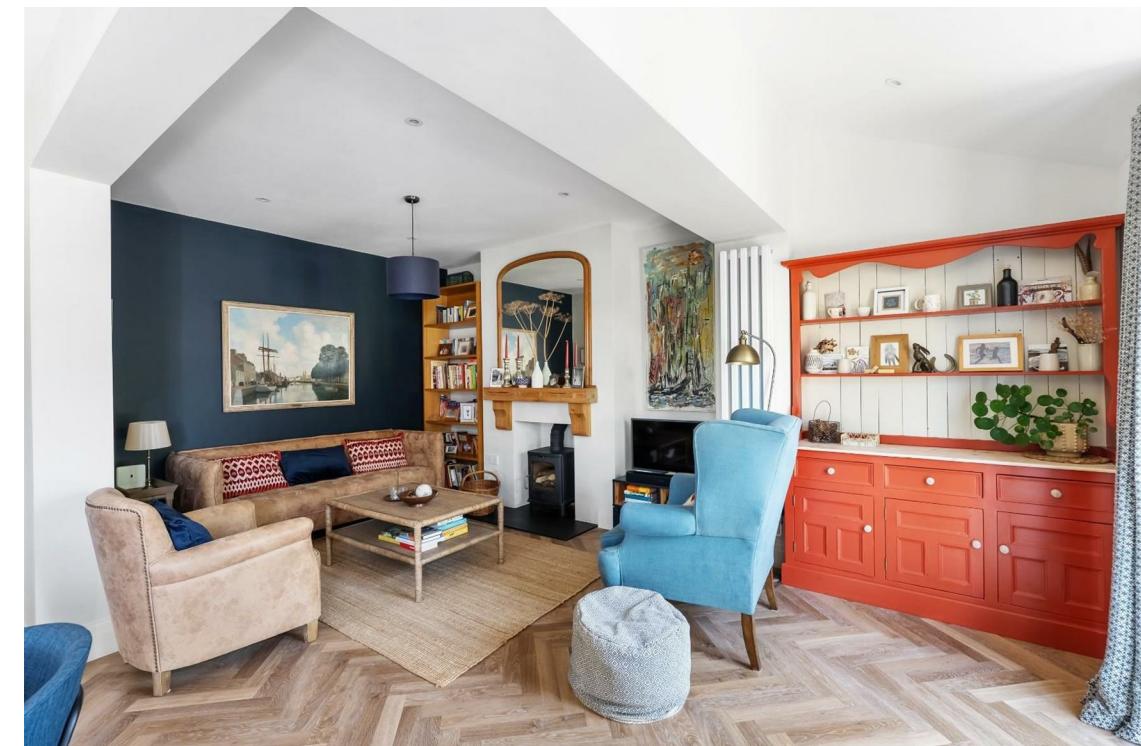
	PROPERTY TYPE		HOW BIG
	Semi detached house		1667.70 sq ft
	BEDROOMS		RECEPTION ROOMS
	4		3
	BATHROOMS		WARMTH
	2		uPVC double glazing and air source heat pump central heating
	PARKING		OUTSIDE SPACE
	Off street		Front, side and rear
	EPC RATING		COUNCIL TAX BAND
	C		D

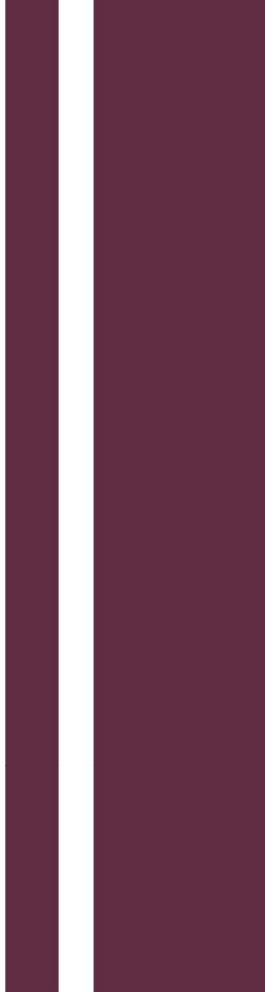
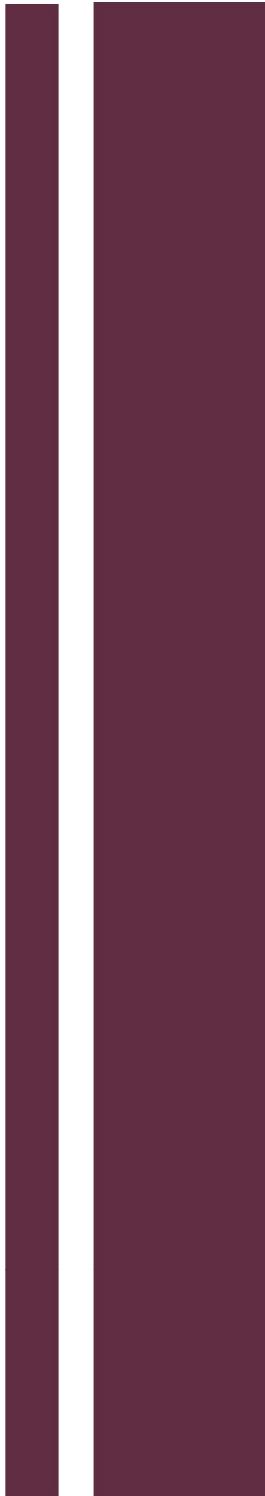
A wonderfully energy-efficient and beautifully extended 1930s double bay fronted semi-detached home - Tucked away in the ever-popular Derham Park, this stylish four-bedroom family residence has been thoughtfully enhanced with efficiency at its core, featuring solar panels with battery storage and an air source heat pump central heating system, providing both environmental benefits and lower energy costs. Immaculately presented throughout, the home blends timeless character with contemporary comfort, offering a versatile layout that is ideal for modern family life. A welcoming central entrance hall, framed by charming leaded stained-glass windows, opens into a home filled with natural light and tasteful décor. Herrington flooring flows seamlessly across the ground floor, leading to a bay-fronted sitting room with a cosy log-burning fire, perfect for relaxing evenings. Opposite, a second bay-fronted reception room currently serves as a home office, complete with a fitted dresser, and offers flexibility as a playroom or even a fifth bedroom if desired. The heart of the home lies to the rear, where a stunning open-plan kitchen dining family room stretches across the full width of the property. The kitchen is fitted with a range of full-height and base cabinets, complemented by quality worktops and open to a sociable dining area with French doors leading to the garden. A charming family snug with a second log-burning stove adds warmth and character to this inviting space. A practical utility room and a separate WC complete the ground floor.

Upstairs, the first-floor landing branches into two wings: to the east, the principal bedroom enjoys a peaceful outlook and a beautifully appointed four-piece en-suite bathroom, while the west wing hosts three further well-proportioned bedrooms, two of which are generous doubles, and a stylish family shower room.

Externally, the property continues to impress with a delightful and well-maintained rear garden, enclosed for privacy and security. The garden is mainly laid to lawn and framed by beautifully stocked borders filled with a variety of established shrubs and colourful flowers, offering year-round interest. A paved patio area provides the perfect setting for al fresco dining and summer entertaining, while a private side courtyard laid to stone offers a tranquil retreat or additional storage space. To the front, the property is set back from the road behind a pretty lawned garden and a generous driveway that provides off-street parking for multiple vehicles.

Derham Park is a highly regarded cul de sac situated in a prime village location, just a short walk from all of Yatton's amenities including, the shopping precinct, mainline railway station and village primary school. Yatton is also within the catchment area of Backwell Secondary School and Sixth Form. Commuters have easy access to both Bristol City Centre and Weston Super Mare by road and rail, plus to the M5 via junction 20 at Clevedon. This is a truly rare opportunity to purchase a property in this sought-after location.







Extended four bedroom family home located within the ever popular Derham Park, in the heart of Yatton village,



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

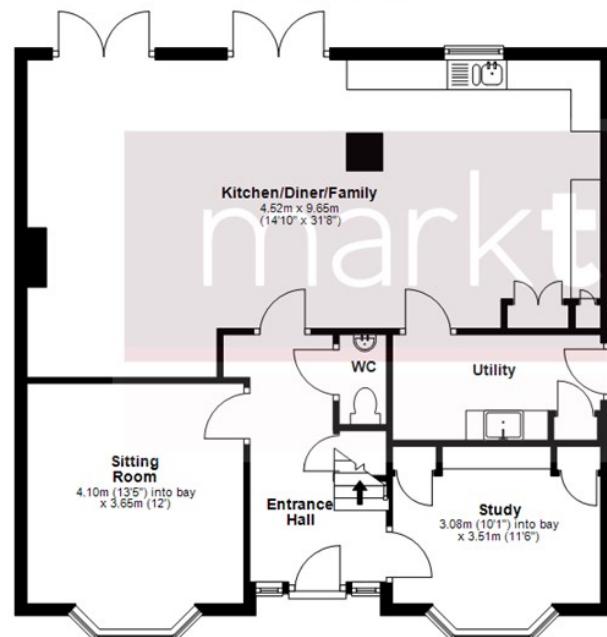
Yatton's mainline railway station

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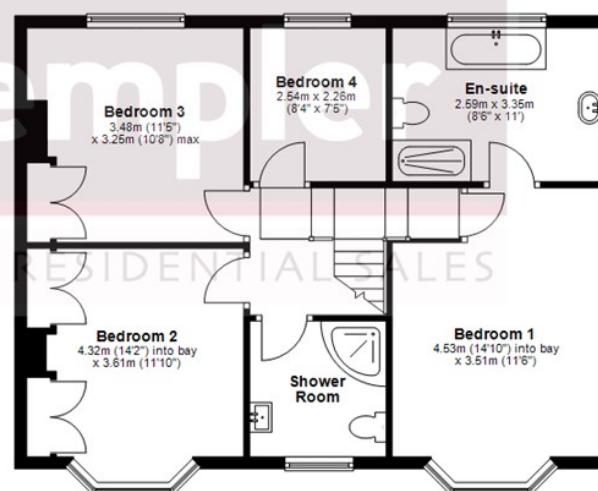
Ground Floor

Approx. 88.0 sq. metres (947.7 sq. feet)



First Floor

Approx. 66.9 sq. metres (719.9 sq. feet)



Total area: approx. 154.9 sq. metres (1667.5 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.