

54 Moorhen Road Yatton BS49 4FP

£475,000

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
Detached house



HOW BIG  
1211.40 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  
E



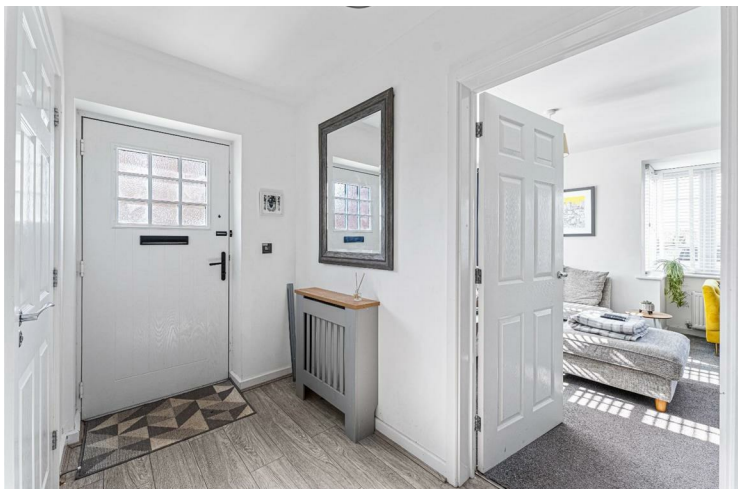
Modern detached family home enjoying countryside views – 54 Moorhen Road is a beautifully presented four bedroom home, constructed in 2021 by Bloor Homes to the ever-popular 'Bensons' design. Set within the highly regarded Chestnut Park development, this stunning property occupies a prime position on the edge of the village, benefitting from far-reaching views across open fields. The thoughtfully arranged accommodation is accessed via a welcoming entrance hall that leads to a bright and airy bay fronted sitting room, providing a peaceful space to relax while enjoying the scenic outlook. To the rear, a superb open plan kitchen dining room forms the heart of the home, featuring a contemporary range of units with integrated appliances, complemented by French doors that open directly to the garden – perfect for entertaining. A separate utility room and cloakroom complete the ground floor, alongside a practical understairs storage cupboard. Upstairs continues to impress with four well-proportioned bedrooms and a spacious landing. The principal bedroom is enhanced by an en-suite shower room, while the remaining bedrooms are served by a modern family bathroom fitted with a stylish four piece suite, including a bath and separate shower. This exceptional home offers versatile and functional accommodation, ideally suited to contemporary family living.

Outside, the garden is enclosed by a stone built wall and fencing panels. The current owners have created a lovely place to unwind, laid to artificial lawn for low maintenance. Secure gated access leads from the garden to the driveway where you will find off street parking for two vehicles along with the over sized single garage. The property is framed by a border planted with shrubs to the front and side, a paved pathway leading to the main entrance.

Situated within a beautiful cul-de-sac that lies adjacent to the neighbouring countryside, set in this newly built development that is Chestnut Park. Proven to be extremely popular, with its convenient location to all of Yatton's amenities, including the mainline railway station and Somerset countryside. This fantastic family home benefits from an exceptional quality of finish, and is sure to attract a high level of interest.













## Modern family home in Yatton's popular Chestnut Park



### 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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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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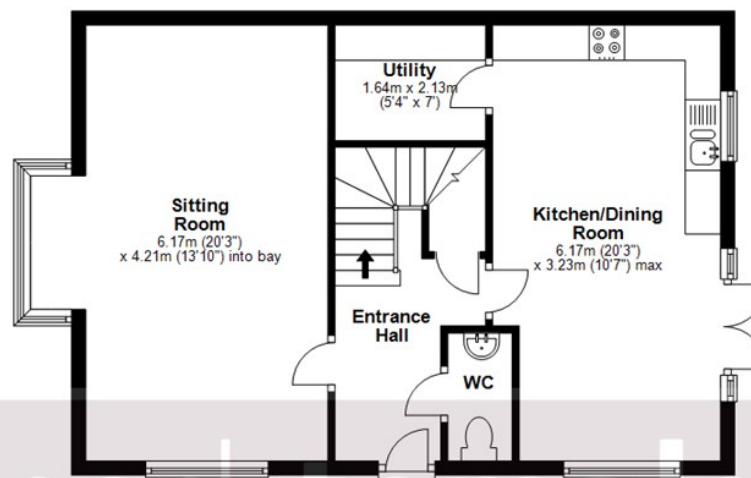






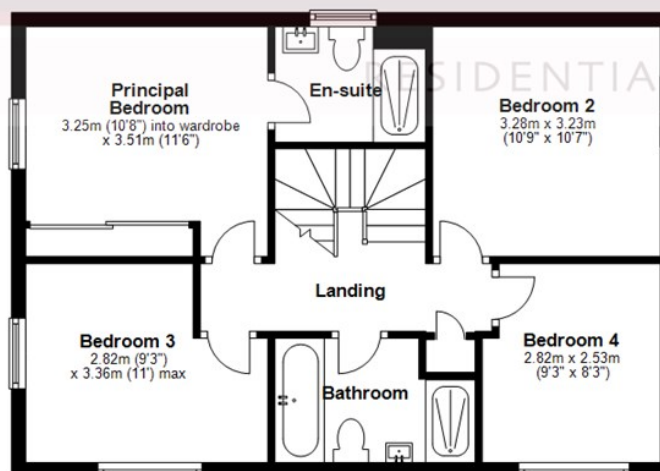
### Ground Floor

Approx. 57.0 sq. metres (613.1 sq. feet)



### First Floor

Approx. 55.6 sq. metres (598.3 sq. feet)



Total area: approx. 112.5 sq. metres (1211.4 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.