



## 228 Mendip Road, Yatton, Bristol, Somerset BS49 4DG

- Extended Detached Family Home
- Quiet, Popular Location With Good Access To Shops, Amenities & Mainline Train Station
- Well Presented Throughout
- Versatile Accommodation
- Superb Kitchen/Dining/Family Room With Wood Burning Stove
- Snug & Study/4th Bedroom
- 3 First Floor Bedrooms & Family Bathroom
- Studio/Home Office With Shower Room Facilities
- Double Garage & 6 Parking Spaces
- External Utility Room & Superb Gardens





## PROPERTY DESCRIPTION

---

This superb extended detached family home offers a versatile design to suit the needs of many. Located towards the end of the popular road with very little passing traffic, the property is perfectly placed for local schools, shops, the mainline train station and the renowned Strawberry Line, popular with walkers and cyclists alike. Offering scope to extend further over the Garage, subject to relevant planning permissions, this already spacious home is sure to attract a lot of attention. Sitting in delightful gardens with feature outside lighting and covered dining and games areas, the property also benefits from a fully insulated Studio/Home Office with shower Room. Currently being used as Bedroom and own independent space by the oldest son, this room offers any number of possibilities. A gem of a house - view early to avoid disappointment.





## ROOM DESCRIPTIONS

---

### Entrance Hall

Entered via double glazed composite stable door. Stairs rising to first floor accommodation with cloakroom below. Radiator and laminate flooring. Door to Bedroom 4/Study. Walk through to Kitchen/Dining/ Family Room.

### Bedroom 4/Study

10' 10" x 9' 10" (3.30m x 3.00m)

Radiator and quality laminate flooring. UPVC double glazed window to rear.

### Cloakroom.

Feature panelling and fitted with a white suite comprising; low level W.C. and wall mounted wash hand basin. Vinyl flooring and extractor.

### Fabulous Kitchen/Dining/Family Room

#### Kitchen Area

11' 0" x 7' 7" (3.35m x 2.31m)

Fitted with a range of base units and Oak shelving with solid Oak wood block worksurfaces and under hung 'Belfast' with mixer tap and separate filtered drinking water tap. Plinth and pelmet lighting. Plinth heater. Rangemaster range oven with stainless steel splash back and extractor over. Integrated dishwasher and space for American style fridge/freezer. Solid Oak wood block breakfast bar. Laminate flooring and UPVC double glazed window to front.

#### Dining/Family Area

23' 0" x 10' 11" (7.01m x 3.33m)

Further range of base units with solid Oak wood block countertop and plinth lighting in the dining area. Brick built fireplace with Oak lintel and Slate hearth with wood burning stove. Laminate flooring. Bi folding glazed wooden door to Snug. UPVC double glazed window to front and UPVC double glazed French doors to Rear Garden.

### Snug

10' 11" x 9' 11" (3.33m x 3.02m)

The bi folding doors allow this room to be separate or included. Two wall light and central light. Radiator and UPVC double glazed window to rear.

### Landing

Loft access with ladders. Double width airing cupboard housing Vaillant combi boiler. Doors to all Bedroom and family Bathroom.

### Bedroom 1

14' 7" x 10' 1" (4.45m x 3.07m)

A range of built in wardrobes. Radiator. UPVC double glazed window to rear.

### Bedroom 2

11' 6" x 9' 11" (3.51m x 3.02m)

Radiator. UPVC double glazed window to front.

### Bedroom 3

9' 9" x 9' 8" (2.97m x 2.95m)

Eaves storage. Radiator. UPVC double glazed window to front.

### Family Bathroom

Tiled and fitted with a white suite comprising; panelled bath with mixer tap, tiled shower cubicle with thermostatically controlled mains fed shower plus a range of vanity units with inset basin and concealed cistern low level W.C. Heated towel rail and radiator. Vinyl flooring. UPVC double glazed window to front.

### Rear Garden

This generous and private garden is fully enclosed by timber panel fencing with secure gated access to the front. Predominantly laid to Sandstone paved patio and lawn edged with shrub borders, this garden is designed to be used and enjoyed. There is a large covered area that currently houses the hot tub and and further balustrade decked area in ideal for al fresco dining. to the rear of the garden The Studio/Home Office sits on a raised decked area. There is feature lighting and ample exterior socket. An electronically controlled awning is fixed to the rear of the house.

### Utility Room

Fitted with a range of base units with work surfaces over. Inset stainless steel sink and drainer with flexi mixer tap. Ample space for appliances including washing machine and tumble dryer. Door to rear of Garage.

### Studio/Home Office

13' 11" x 12' 8" (4.24m x 3.86m)

This fully insulated and powered external room with water and drainage is currently set up as a bedroom and en Suite Shower Room. Bedroom Area is entered via UPVC double glazed French doors with small port hole window to front. Vinyl flooring and inset spot lights. Door to En Suite Shower Room Shower Room

Fitted with a white suite comprising; shower cubicle with electric shower plus a range of wall and base units with inset basin and concealed cistern low level W.C. Inset spot lights, extractor and heated towel rail.

### Front Garden

The property benefits two block paved driveways and provides parking for four vehicles on one and additional parking for two vehicles on the other. The remainder of the frontage is laid to lawn with an abundance of mature shrubs and perennials.

### Double Garage

Two up and over doors to the front and door at the rear to the Utility Room. Lighting and ample sockets.

### Tenure & Council Tax Band

Tenure: Freehold

Council Tax Band: E



# FLOORPLAN & EPC

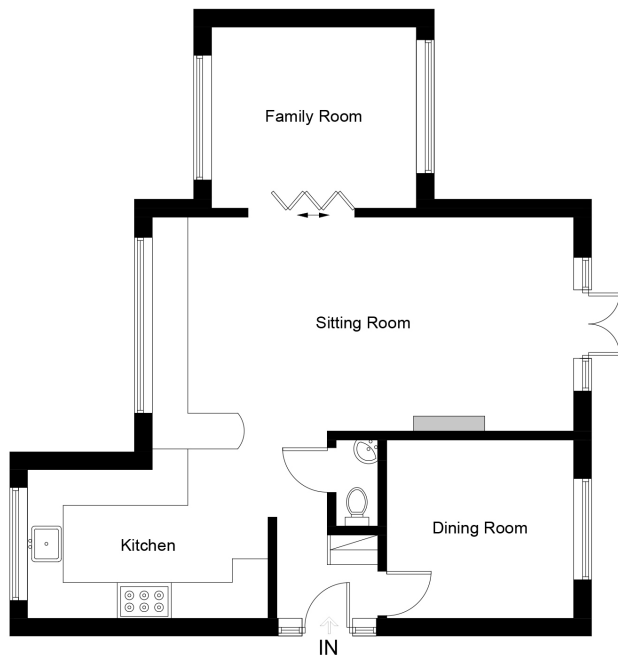


## 228 Mendip Road

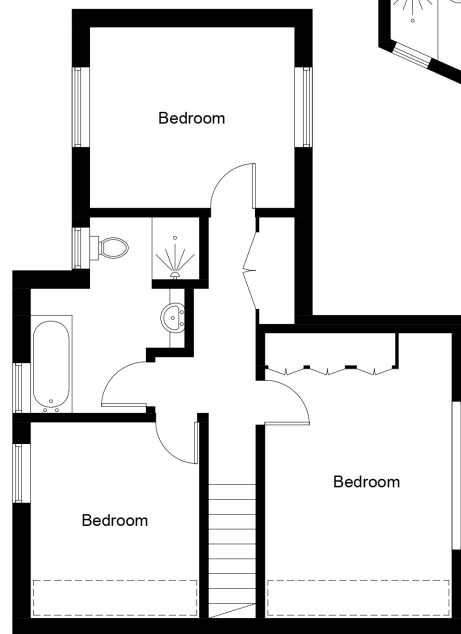
Approximate Gross Internal Area = 117.1 sq m / 1260 sq ft  
 Outbuilding = 16.7 sq m / 180 sq ft  
 Total = 133.8 sq m / 1440 sq ft



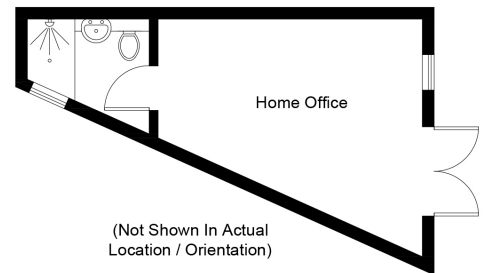
= Reduced headroom below 1.5m / 5'0"



**Ground Floor**



**First Floor**



For illustrative purposes only. Not to scale. ID1271825  
 Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
 Floor Plan Produced by EPC Provision

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

**Hunter Leahy Estate Agents**

71, High Street, BS48 1AH

01275 853222

enquiries@huntprop.co.uk