



22 Rock Road, Yatton, North Somerset BS49 4JE

- No Onward Chain
- Generous Sized 4 Bedroom Detached Family Home
- Pleasantly Located In A No Through Road Opposite Parkland & Close To Open Countryside
- An Ideal Purchase For Someone Looking To Stamp Their Own Mark On A Property
- Entrance Hall & Cloakroom
- Sitting Room, Dining Room & Kitchen
- 4 DOUBLE Bedrooms
- Family Bathroom
- Enclosed Front Garden, Driveway & Garage
- Enclosed Rear Garden & Solar Panels



PROPERTY DESCRIPTION

This generous sized detached family home occupies a desirable spot in the heart of the village and is placed within easy reach of local shops, amenities and schools as well as nearby countryside and public transport links. Offered for sale with no onward chain, the property boasts an idyllic position in a traffic free road opposite parkland. In need of some cosmetic updating the property briefly comprises: Entrance Hall, Cloakroom, Sitting Room, Kitchen, Dining Room, Conservatory, four double Bedrooms and Family Bathroom. Outside, there are pleasant gardens to the rear with lawn and patio areas, front garden with parking for multiple cars and a garage.



ROOM DESCRIPTIONS

Entrance Hall

Entered via UPVC double glazed composite door. Laminate floor and radiator. Door to Cloakroom, Kitchen, Dining Room and Sitting Room. Stairs rise to first floor accommodation with storage cupboard underneath.

Cloakroom

Fully tiled and fitted with a white suite comprising; vanity unit with inset basin and mixer taps and low level W.C. Frosted UPVC double glazed window to front.

Sitting Room

20' 5" x 11' 11" (6.22m x 3.63m)

Inset coal effect gas fire with tile surround and hearth. Two UPVC double glazed windows to front. Two radiators.

Kitchen

12' 0" x 10' 0" (3.66m x 3.05m)

Fitted with a range of wall and base units with roll edge work surfaces over. Inset one and a half bowl sink and drainer with mixer tap over. Built in electric double oven, hob and extractor over. Dishwasher, undercounter fridge and freezer. Space for washing machine. Tiled floor and UPVC double glazed door to rear.

Dining Room

11' 6" x 10' 0" (3.51m x 3.05m)

Laminate floor and radiator. UPVC double glazed double doors to Conservatory.

Conservatory

11' 0" x 7' 5" (3.35m x 2.26m)

Of UPVC double glazed construction. Vinyl floor and UPVC double glazed French doors to rear. Further UPVC double glazed door to rear.

Landing

UPVC double glazed window to rear. Doors to all Bedrooms and Family Bathroom. Loft access and radiators.

Bedroom 1

11' 11" x 10' 1" (3.63m x 3.07m)

Fitted wardrobes with sliding doors. Radiator and UPVC double glazed window to rear. UPVC double glazed window to front.

Bedroom 2

11' 6" x 10' 10" (3.51m x 3.30m)

Storage cupboard. UPVC double glazed window to rear and radiator.

Bedroom 3

11' 6" x 10' 10" (3.51m x 3.30m)

Fitted with a range of built in wardrobes and over bed units. Radiator and UPVC double glazed window to rear.

Bedroom 4

11' 6" x 7' 11" (3.51m x 2.41m)

Radiator and UPVC double glazed window to front.

Family Bathroom

Fully tiled and fitted with a white suite comprising; panel bath with mixer taps, thermostatic shower and glazed screen over, large vanity unit with inset basin and mixer taps and concealed cistern low level W.C. Heated towel rail and UPVC double glazed window to side. Tiled floor and extractor fan.

Rear Garden

Fully enclosed by timber panel fencing. Laid to patio area with steps to laid to lawn area. Well stocked borders, vegetable patch and greenhouse. Timber shed and water butts. Garage and side access.

Front Garden & Driveway

Paved parking for multiple vehicles. Enclosed by low stone wall and timber panel fencing. Well stocked borders and laid to lawn area.

Garage

Up and over door to front. Pedestrian door to rear garden. Lighting and power connected.

Tenure & Council Tax Band

Tenure: Freehold

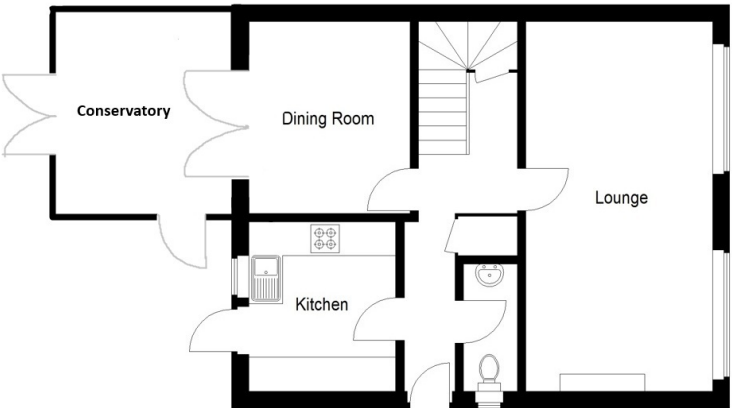
Council Tax Band: E



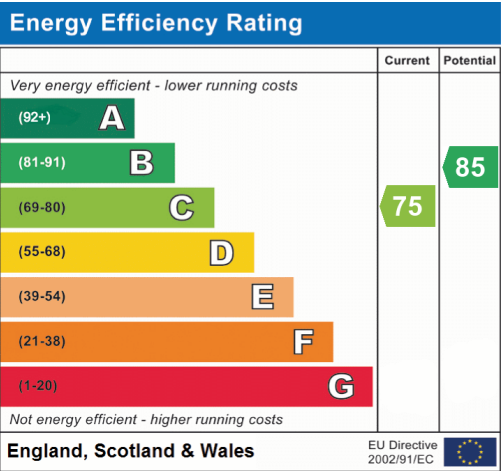
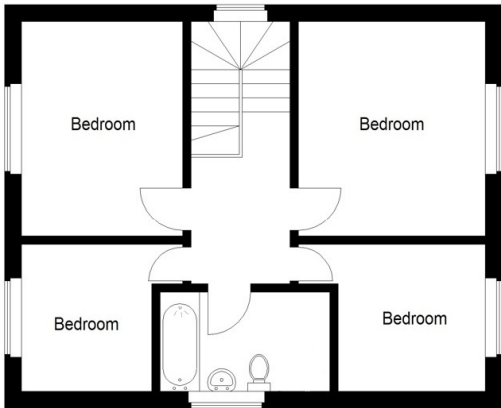
FLOORPLAN & EPC



Ground Floor



First Floor



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