



Rectory Way - A quiet established setting adjoining parkland

Yatton - £289,950







A very well-proportioned three-bedroom home that has been enlarged over the years to create comfortable and flexible accommodation, including two separate reception rooms, a conservatory and the option of a fourth bedroom. A particular advantage is the private rear garden, which adjoins the Rectory Way playing field. Available without any onward chain delays.

This adaptable family home enjoys a quiet, established setting, well away from through traffic yet still within easy reach of the wide range of amenities available in the centre of the village. The position offers a genuine feeling of space, while internally the house provides a practical and appealing layout.

The entrance hall has a staircase rising to the first floor with useful built-in storage beneath. The bright and airy living room forms a superb principal reception room, enjoying an outlook through the adjoining conservatory towards the attractive, level rear garden.

The second reception room provides excellent flexibility and could be used as a spacious study or playroom, a separate dining room or, if required, an occasional fourth bedroom.

The kitchen is arranged to the front of the house, where it enjoys a more open outlook, and is fitted with a good range of wall and floor cupboards together with ample space for appliances.

On the first floor, the landing opens to three comfortable bedrooms and the family bathroom. The two larger bedrooms particularly benefit from the pleasant outlook to the rear.

#### **Outside**

To the front, the garden is laid predominantly to level lawn, with a driveway providing off-road parking.

The rear garden is a particular feature of the property, offering a good degree of privacy and plenty of usable space.



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A broad decked terrace adjoins the conservatory, providing an ideal area for outdoor seating and entertaining, beyond which lies a generous level lawn. At the far end of the garden, a gate opens directly onto the playing field beyond, while a useful garden shed stands to one side.

### Services and Outgoings

Mains water, gas, electricity and drainage are connected. Gas-fired central heating through radiators. Double glazing. High-speed broadband services are available. Council Tax Band: B

### Energy Performance

The property has an Energy Performance Certificate rating of 70 (C).

### Construction

We understand that the house is traditionally constructed.

### Viewing

By appointment with Hensons.

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### Yatton – Village Life and Connections

Yatton is a thriving North Somerset village offering an excellent balance of community life, everyday convenience and accessibility. Set amid attractive countryside and within easy reach of both Bristol and the coast, the village has long been popular with families, professionals and commuters alike.

The village centre provides a good range of local shops and services, together with cafés, pubs, schools, sports facilities and other everyday amenities. In addition there is a Sainsbury's supermarket while, the surrounding countryside also offers excellent opportunities for walking and cycling, particularly along the nearby Strawberry Line.

One of Yatton's particular advantages is its railway station, providing direct services towards Bristol, Weston-super-Mare and beyond, making the village especially convenient for commuters. Road connections are also good, with straightforward access to the A370, Clevedon, Nailsea, Bristol and the M5 motorway.

With its strong sense of community, attractive rural surroundings and excellent transport links, Yatton successfully combines the appeal of village living with the convenience required for modern day-to-day life.

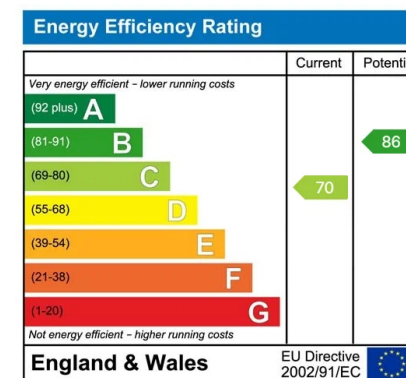
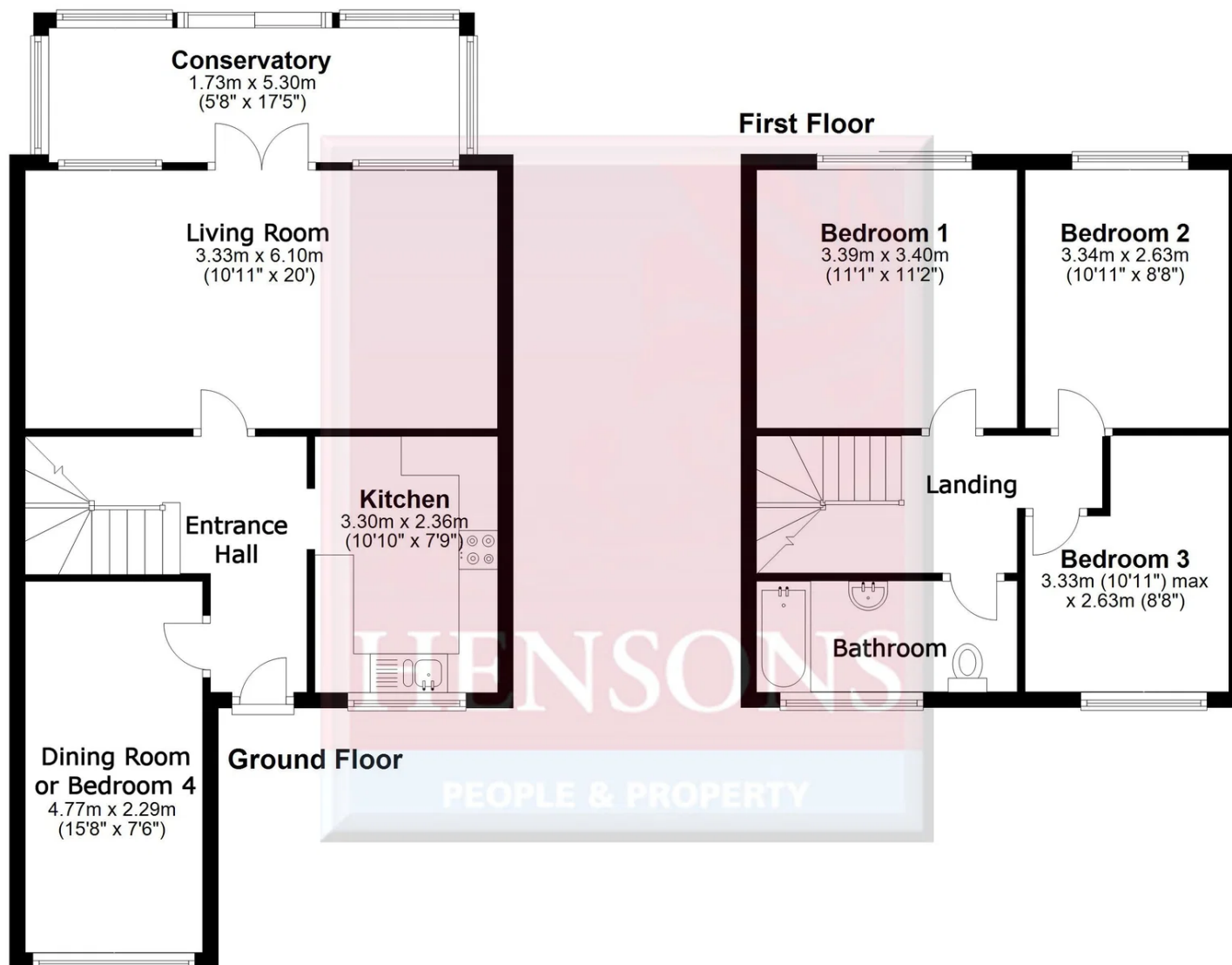
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