

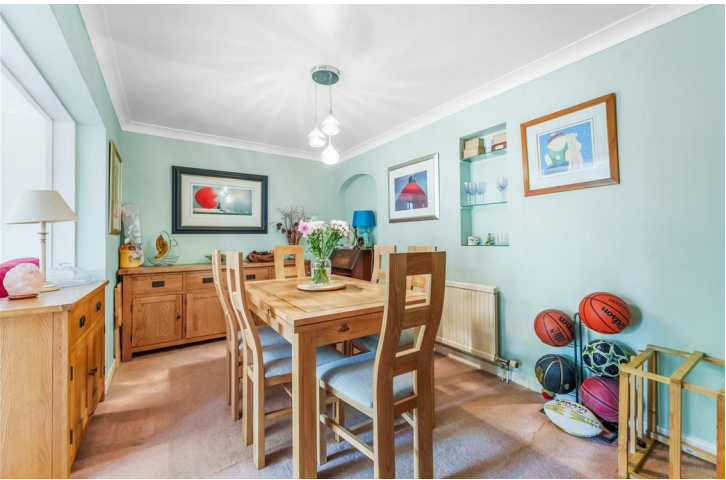
10 Derham Close Yatton BS49 4BU

£499,950

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Detached house



HOW BIG
1654.60 sq ft



BEDROOMS
4



RECEPTION ROOMS
3



BATHROOMS
2



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off street and garage



OUTSIDE SPACE
Front and rear



EPC RATING
D



COUNCIL TAX BAND
F

A beautifully extended detached family home, enjoying generous living space and a wonderful setting within one of Yatton's most sought-after residential cul de sacs - 10 Derham Close is a smartly presented property that has been thoughtfully improved over the years to create a versatile home, perfect for growing families. The ground floor layout is particularly impressive, offering a wealth of reception space that can easily adapt to everyday life and entertaining alike. A welcoming entrance hall gives access to both the bright sitting room at the front of the house and a recently re-fitted kitchen, finished in striking red high gloss cabinetry and equipped with quality integrated appliances, offering a contemporary hub. A separate dining room provides the ideal spot for entertaining and family meals and is open to a superb lounge extension, with French doors that flow out to the garden and flood the space with natural light. Completing the ground floor is a cloakroom WC and internal access to the integral garage. Upstairs, the generous accommodation continues with four well-proportioned bedrooms. The principal bedroom enjoys the luxury of its own en-suite bathroom, while the remaining rooms are served by a smartly fitted family shower room. The home also benefits from solar panels, providing valuable energy savings and making the property both cost-efficient and environmentally friendly.

The gardens are a particular feature of this family home, offering plenty of outdoor space for relaxation and play. To the rear, the property boasts a generous lawned garden and is complemented by mature flower and shrub borders that provide both colour and privacy. Two separate patio terraces offer excellent spots for outdoor dining and entertaining, one adjoining the lounge for an easy indoor/outdoor flow and the other positioned at the far end of the garden to make the most of the evening sun. A greenhouse and garden shed are tucked away at the rear, ideal for keen gardeners or additional storage. To the front, the property offers off-street parking for two vehicles on the driveway, alongside a neat lawned garden. The integral garage is fitted with an electric roller door and provides useful utility space with plumbing for a washing machine, in addition to secure parking or further storage.

Derham Close itself is a quiet and attractive cul de sac, situated on the southern edge of Yatton and highly regarded for its family friendly environment. Residents enjoy the peace and privacy of a tucked away position, while still being within easy reach of all the village amenities. Yatton offers a thriving community with a range of shops, primary and secondary schools, sports facilities, and a mainline railway station providing excellent commuter access to Bristol, Bath and London Paddington. For those who enjoy the outdoors, the surrounding countryside and nearby Strawberry Line cycle route offer miles of walking and cycling, with the coast at Clevedon and the Mendip Hills both just a short drive away. 10 Derham Close therefore represents an excellent opportunity to secure a spacious and energy-efficient home in one of Yatton's most desirable addresses.







Family home conveniently situated on peaceful Yatton cul de sac



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

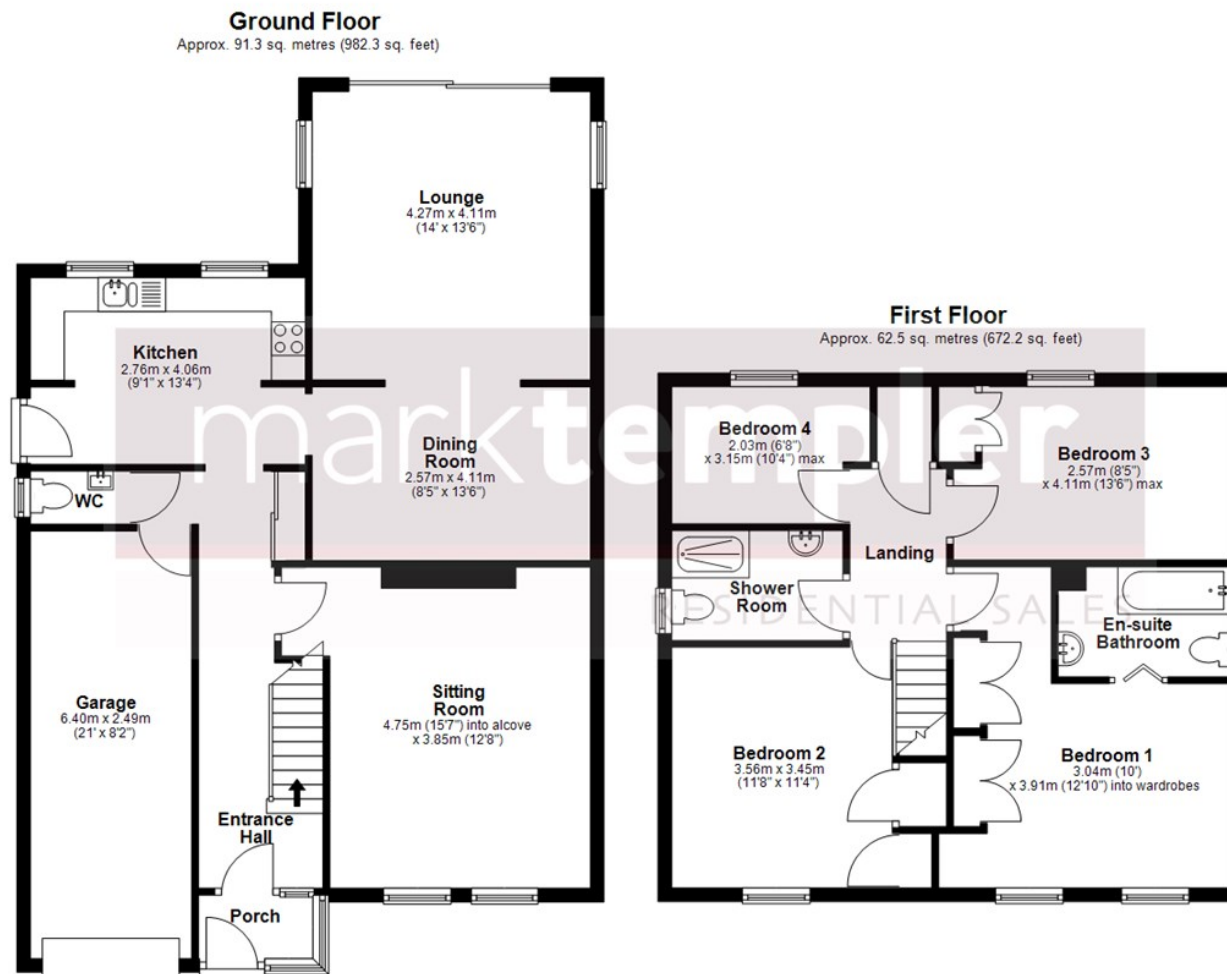
St Mary's village church

Yatton's mainline railway station



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Total area: approx. 153.7 sq. metres (1654.6 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.