



**Robin King** | Estate Agents

21 Gregory Mead, Yatton - BS49 4QJ  
£440,000

## 21 Gregory Mead

Yatton, Bristol

A beautifully presented 4-bedroom detached family home set on a quiet cul-de-sac, overlooking a park, in popular Yatton. This property is ideal for growing families. Walking distance to local schools and Yatton train station with direct links to Bristol and London.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

All Mains Services

- Approx. 1193 sq ft of accommodation including garage
- Detached family home
- Four bedrooms (one en-suite)
- Generous kitchen / breakfast room
- Sitting room with gas fire
- Downstairs WC
- Driveway Parking & Integral Garage
- Cul-de-sac Location
- Excellent schools nearby
- Easy access to Bristol Airport, M5 and mainline railway service







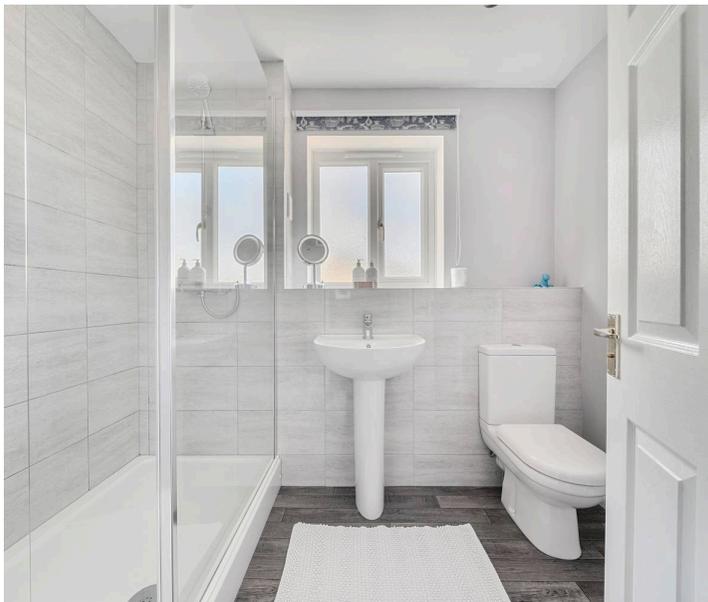
## 21 Gregory Mead

Yatton, Bristol

Set at the end of a quiet cul-de-sac in one of the most sought-after spots on the estate, this beautifully presented four-bedroom detached home offers generous living space, excellent storage, and a well-maintained garden, ideal for modern family living.

As you enter the property, the first door on the right leads to a useful downstairs cloakroom. The next right brings you into a bright and welcoming living room featuring a gas fireplace as its central focal point. This inviting space flows through to the dining room, where patio sliding doors open out onto the rear garden, filling the room with natural light and offering a seamless indoor-outdoor connection. A further door from the living room leads into a spacious kitchen/breakfast room. Well-equipped with an electric oven, gas hob, and space for a washing machine, dishwasher, and fridge, the kitchen also has room for a table and chairs, making it a sociable and practical area for family meals. A door opens into the understairs cupboard, providing excellent storage and functioning as a useful pantry. Another internal door leads directly into the garage, which is complete with lighting and electrics, offering additional convenience and storage options. There is also direct access from the kitchen into the rear garden.

Stairs from the hallway lead to the first floor, where the first door on the left opens into the generous master bedroom, which benefits from a beautifully maintained en-suite shower room featuring a walk-in shower and white suite.



There are three further bedrooms – two spacious doubles and a generous single – all offering flexibility for family, guests, or home working. The main bathroom is immaculately presented with a modern white suite and a bath with shower over. Off the landing, you'll also find a full-height storage cupboard and an airing cupboard for added practicality.

### Outside

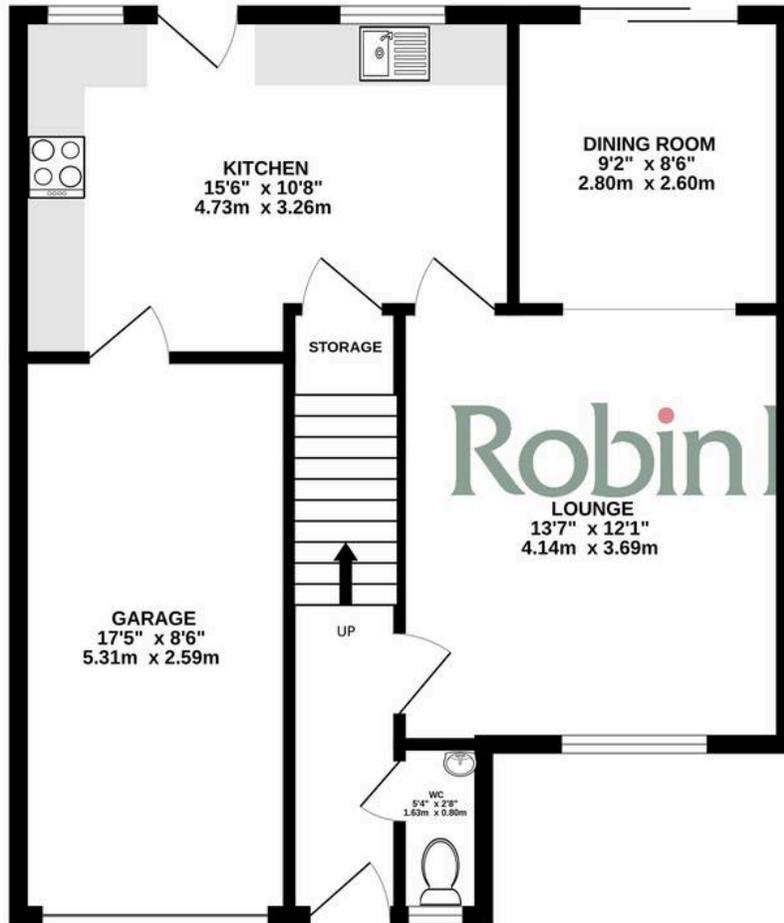
The rear garden features a tiered patio design with a simple, neatly planted border along the back, offering a good degree of privacy and a peaceful space to relax or entertain. A shed provides useful garden storage, and to the side of the property is a slightly wider-than-average area that provides convenient space for bin storage, leading to a side gate with access to the front. At the front, the property boasts a pretty garden and a private driveway, completing the appeal of this excellent family home.

### Location

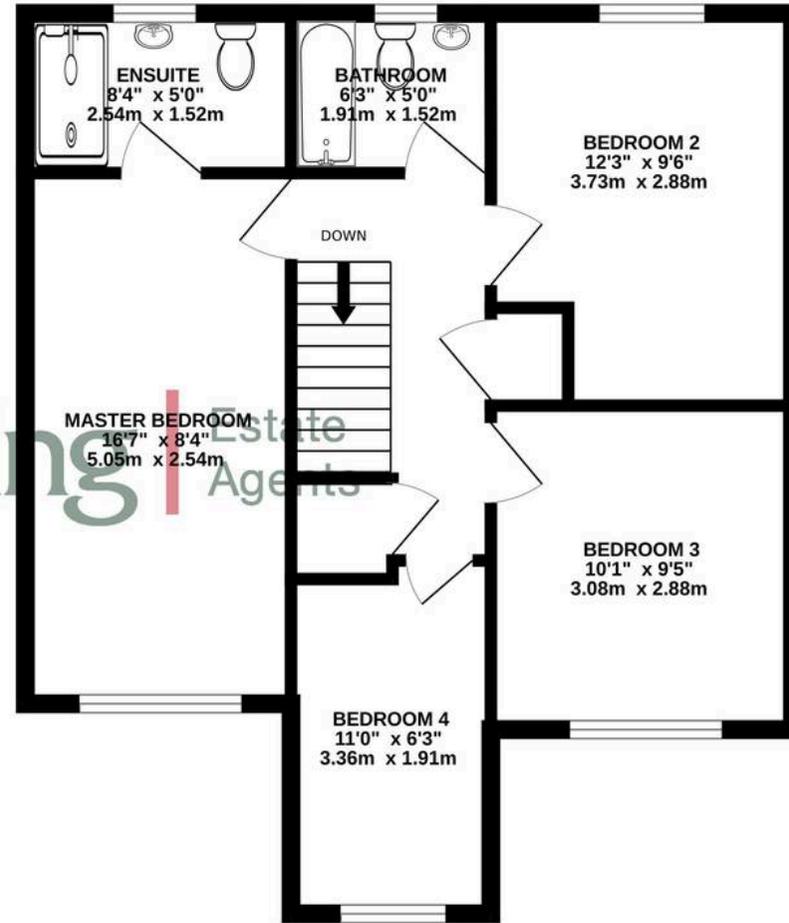
The village of Yatton offers a fine range of shops, nurseries, schools, and supermarkets, plus a variety of social and recreational facilities. The village falls within the catchment of the well-regarded Backwell School and has its own Primary School. A public transport service runs to and from Clevedon and Weston-super-Mare and at Clevedon there is an M5 motorway access point to London and the Midlands. Yatton is also one of the few remaining villages to have retained its mainline commuter rail service, offering trains to both Bristol and a direct service to London Paddington from just 112 mins. Bristol Airport lies within easy reach just 8 miles away. (All distances/times approx.)



GROUND FLOOR  
626 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR  
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1193 sq.ft. (110.9 sq.m.) approx.

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.  
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