



32 Stowey Road

Yatton, Bristol

Spacious six-bedroom detached home in sought-after Yatton. Modern kitchen/diner, two receptions, six bedrooms, garden with field views, off street parking. No onward chain, ideal for family living and quick move-in.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

All Mains Services

- Approx 1734 sq. ft. of flexible living accommodation
- Superb six bedroom detached family home
- Large sitting room
- A well appointed kitchen/diner and separate utility
- Second reception room with patio doors opening onto the garden
- Ground-floor shower room
- Enclosed rear garden with views over playing fields
- Off street parking
- Offered with no onward chain for a smooth and speedy move
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)







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Yatton, Bristol

Situated in the popular village of Yatton and within easy reach of highly regarded local schools, this extended six-bedroom detached home offers 1734 sq. ft. of flexible living space, perfect for a growing family. With a generous footprint across two floors, this home combines practicality and comfort, and is offered to the market with no onward chain, ideal for those looking to move swiftly.

Upon entering the property, you are welcomed into a light-filled hallway that sets the tone for the spacious accommodation throughout. To the front of the home, a large sitting room features dual windows that flood the room with natural light, along with a charming feature fireplace creating a cosy focal point for family evenings.

At the heart of the home is a beautiful kitchen/diner, thoughtfully designed with both style and practicality in mind. Integrated appliances include a dishwasher and fridge/freezer, and there is ample room for a family-sized dining table, perfect for both everyday living and entertaining. A glazed door opens directly onto the rear garden, making indoor-outdoor living effortless.

Just off the hallway, you'll find a useful utility room with dedicated space for a washing machine and tumble dryer, helping to keep laundry tucked out of sight.

A second, versatile reception room to the rear offers further flexibility, ideal as a playroom, snug, home office, or formal dining space. This room enjoys direct access to the garden via patio doors, allowing the living space to extend outdoors during warmer months.

The ground floor also benefits from a modern shower room, a separate WC, and two additional storage cupboards, one beneath the stairs and another ideal for coats and everyday essentials, offering excellent convenience for busy households.

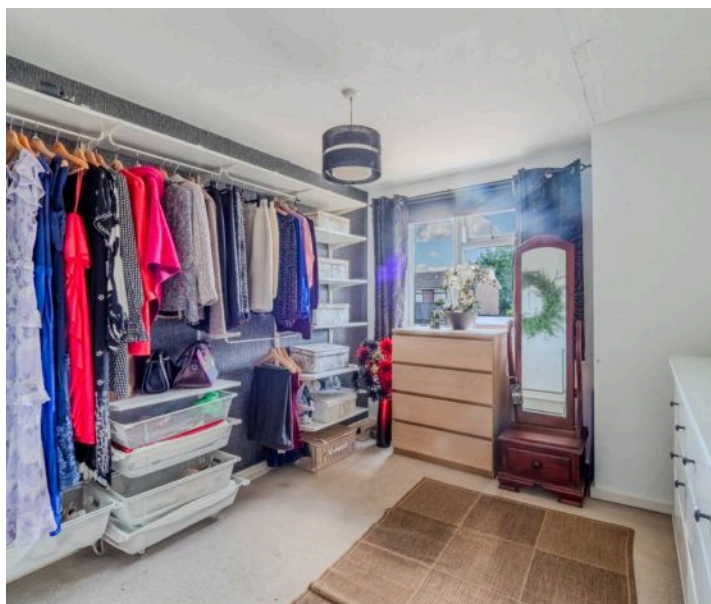




Upstairs, the home continues to impress with six generously sized bedrooms, five of which are comfortable doubles. Two of the bedrooms feature fitted wardrobes, providing excellent storage. A large cupboard on the landing offers additional space for linen or household items. The family bathroom is fully tiled and fitted with a crisp white suite, creating a fresh and timeless feel.

Outside

The rear garden offers a pleasant mix of decked and lawned areas, with mature shrubs and bushes giving it a natural, established feel. A wooden pergola provides a shaded spot over the decking, ideal for outdoor dining or relaxing in the warmer months. There's also a large garden shed for storage. The garden enjoys open views over the adjoining playing fields, creating a sense of openness and greenery.



To the front, the property benefits from a large gravelled area designed for easy maintenance. This space also serves as a driveway, offering off-street parking and adding to the property's practicality.

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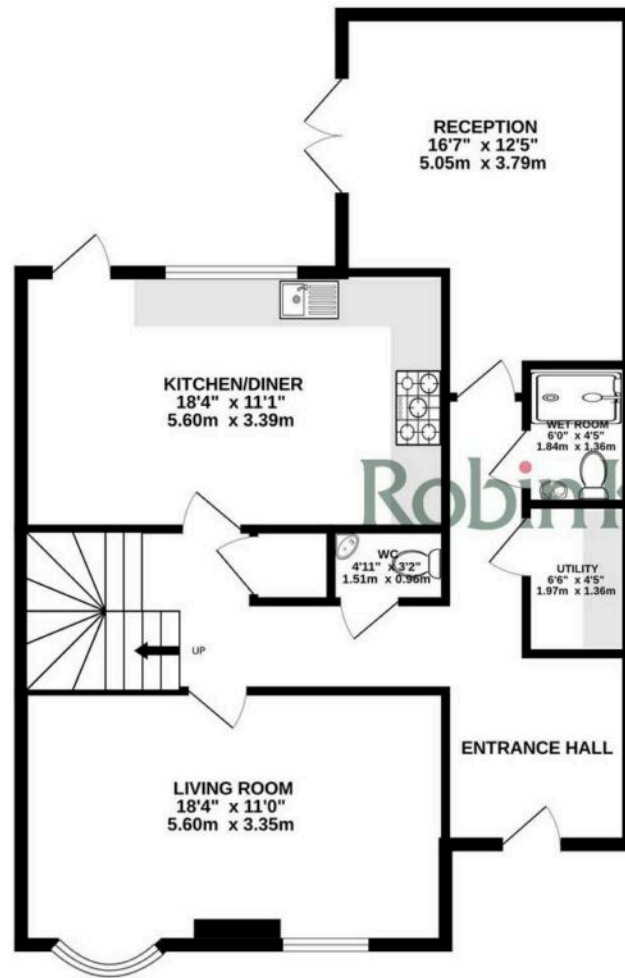
Location

The village of Yatton offers a fine range of shops, nurseries, schools, and supermarket, 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 Bristol 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.

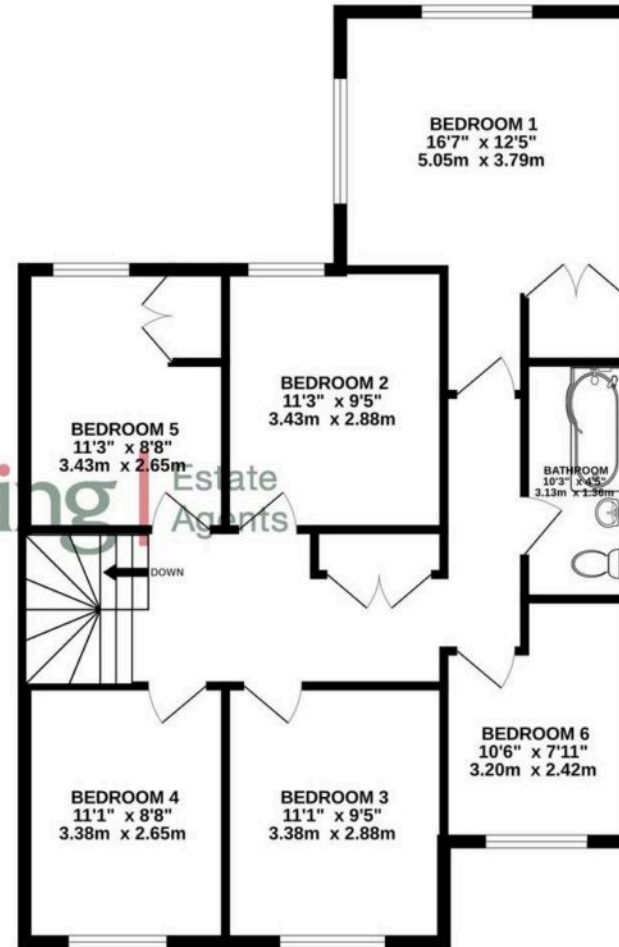
(All distances/times approx.)



GROUND FLOOR
871 sq.ft. (80.9 sq.m.) approx.



1ST FLOOR
864 sq.ft. (80.2 sq.m.) approx.



TOTAL FLOOR AREA : 1734 sq.ft. (161.1 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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