



29 Westaway Park

Yatton, Bristol

A beautifully extended four bedroom detached home on a sought after road, offering spacious open plan living, a stylish kitchen, self-contained annexe/5th bedroom, and private landscaped garden. Immaculately presented and ideal for families or multi-generational living.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

All Mains Services

- Spacious open-plan kitchen, dining, and living area
- Beautiful shaker style kitchen
- Two generous ground floor double bedrooms
- Three bathrooms (one en-suite)
- Versatile snug room
- Self contained annexe
- Private rear garden
- Solar panels 4 kwp Photovoltaic (PV) System
- Large block-paved driveway
- Easy Access To Yatton Railway Station/ M5 And Bristol Airport







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Yatton, Bristol

29 Westaway Park is a beautifully crafted home offering exceptional space, style, and versatility. Thoughtfully extended and finished to a high standard, this impressive detached property combines quality with a warm, welcoming feel. Perfectly positioned on a quiet cul-de-sac, it features generous living areas, modern comforts, and a seamless flow between indoor and outdoor spaces, making it ideal for relaxed family living and entertaining.

Steps rise to the front door, opening into a wide hallway where solid oak flooring flows throughout the ground floor, complemented by matching oak doors.

To the left, two spacious double bedrooms offer comfort, light, and generous proportions.

On the right, the main bathroom has been thoughtfully designed with a modern suite featuring a bath and a separate shower cubicle. An airing cupboard within this room provides excellent storage and houses the Worcester boiler. A charming handmade porthole window depicting a kingfisher adds a delightful and unique touch.

The hallway also offers a convenient storage cupboard for coats and shoes before leading through to the heart of the home, a stylish kitchen fitted with timeless shaker-style units. Integrated appliances include a fridge, washing machine, and dishwasher, while a five-ring gas hob and double oven with microwave provide everything needed for family living or entertaining. A breakfast bar creates a perfect spot for casual dining, and a door leads through to a practical pantry for additional storage.





From the kitchen, the space opens effortlessly into a stunning open plan dining and living area, the result of a thoughtful rear extension. This light filled room offers beautiful views of the garden and is ideal for both relaxing and entertaining. From the lounge area, elegant oak and glass bi-fold doors lead into a cosy snug, a versatile space perfect as a home office, reading room, or playroom, which can also be accessed directly from the hallway.

A particularly valuable feature is the self-contained annexe, accessed from the dining area. Stepping down, it offers a kitchen area, a generous sitting room/bedroom with vaulted ceilings and exposed oak beams, an en-suite shower room, and its own rear garden access, ideal for guests or multi-generational living.



Upstairs, two further double bedrooms are bright and well proportioned, with windows and Velux roof lights. A modern bathroom serves these bedrooms, fitted with a crisp white suite including a shower cubicle and vanity unit. The landing also provides access to three useful storage cupboards, combining practicality with style throughout the home.

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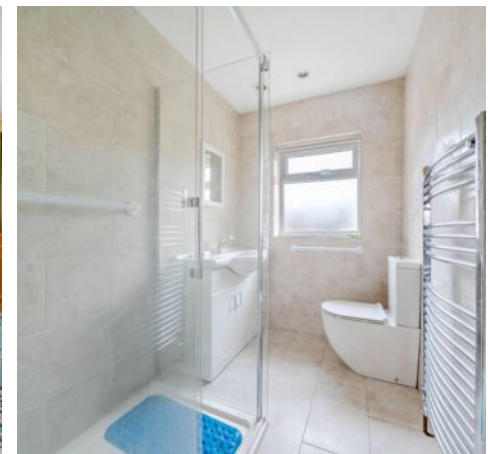
Outside

The rear garden is a true highlight, a tranquil and private retreat featuring an expansive patio area perfect for outdoor dining and entertaining. Beyond lies a neatly kept lawn with an attractive apple tree, mature shrubs, and colourful borders providing year-round interest. A large storage shed offers excellent space for garden tools and more.

To the front, a beautifully maintained block-paved driveway provides ample off-road parking for up to five vehicles, with wide side access connecting through to the rear garden.

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.



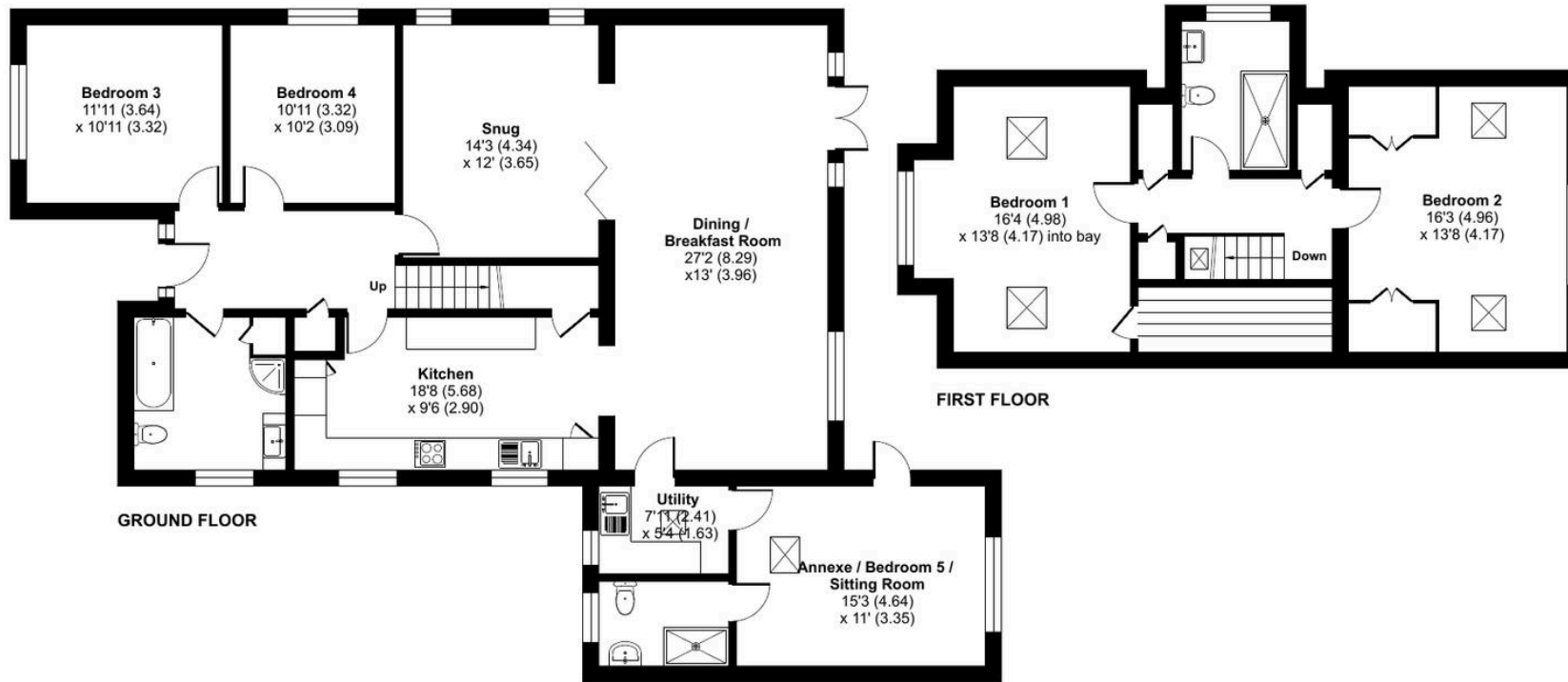
Westaway Park, Yatton, Bristol, BS49

Approximate Area = 2073 sq ft / 192.5 sq m

Limited Use Area(s) = 60 sq ft / 5.5 sq m

Total = 2133 sq ft / 198 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Robin King LLP. REF: 1376352

Robin King

Robin King Estate Agents, 1-2 The Cross Broad Street - BS49 5DG

01934 876226 • post@robin-king.com • www.robin-king.com/

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