

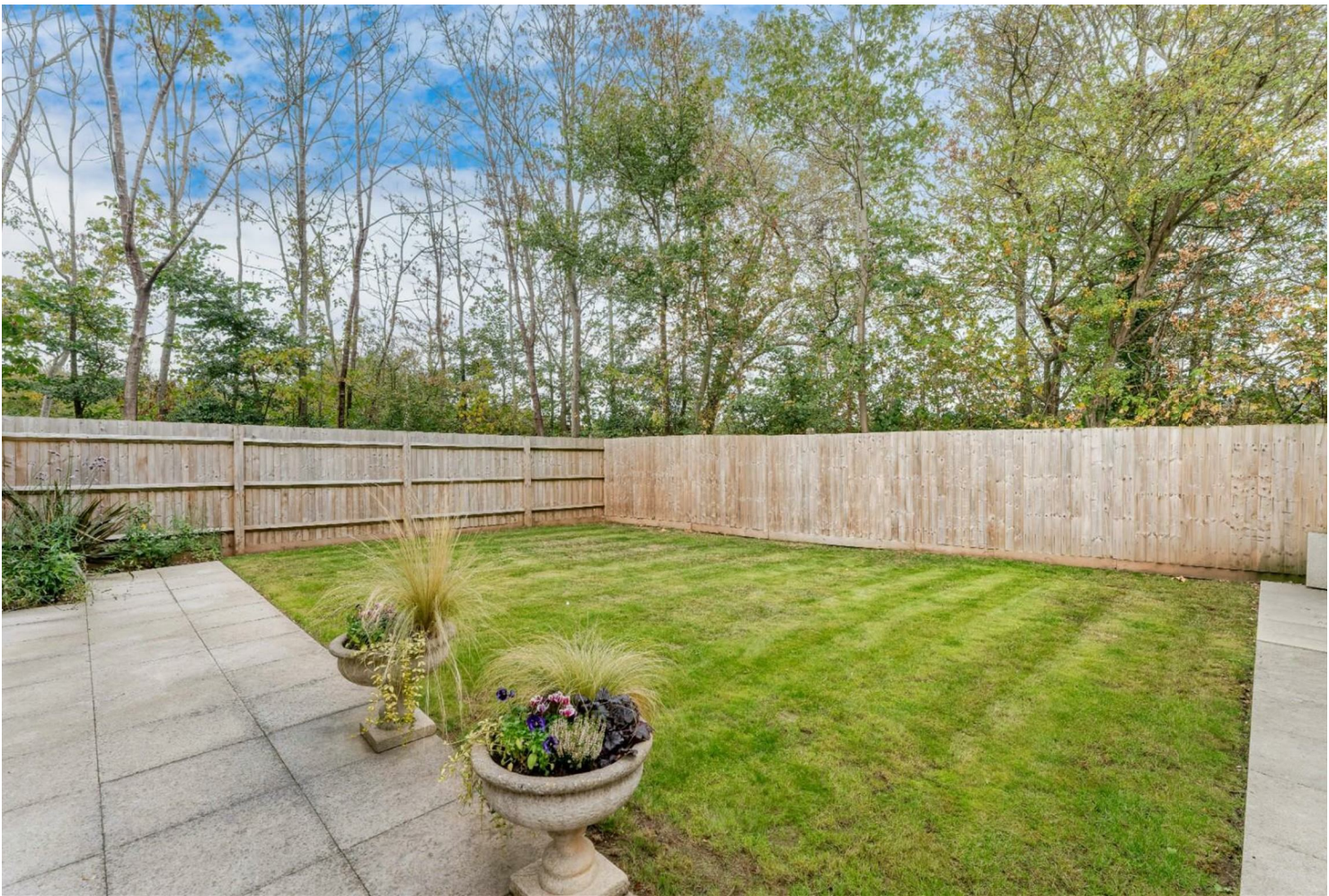
18 Stallings Close Claverham BS49 4GE

£460,000

marktempler

RESIDENTIAL SALES





Property Type

House - Detached



How Big

1152.90 sq ft



Bedrooms

3



Reception Rooms

2



Bathrooms

2



Warmth

Gas central heating



Parking

Off street & garage



Outside

Front & rear



EPC Rating

A



Council Tax Band

D



Construction

Traditional



Tenure

Freehold

Beautifully presented nearly new detached family home, occupying a private position at the end of a cul-de-sac within the highly regarded Court de Wyck development – 18 Stallings Close is an attractive double-fronted home offering approximately 1,150 sq ft of thoughtfully arranged accommodation, combining modern energy efficiency with a practical family layout. Constructed in the summer of 2022 and enhanced by solar panels generating 'free' electricity, the property has been exceptionally well maintained and is presented to an immaculate standard throughout. The accommodation is accessed via a central entrance hall, creating a welcoming first impression and providing access to the principal ground floor rooms. To one side, the dual-aspect sitting room is flooded with natural light and enjoys a pleasant outlook across the front while French doors open directly onto the rear garden. Opposite, the open plan kitchen dining room forms the sociable heart of the home, perfectly suited to modern family life and entertaining. The kitchen is fitted with a contemporary range of wall and base cabinets together with a selection of integrated appliances, offering both practicality and style. The dining area sits comfortably alongside, creating an excellent space for family meals and socialising. A useful utility/WC completes the ground floor accommodation. To the first floor, the landing leads to three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobe space and its own en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom fitted with a modern suite. The overall arrangement creates a bright, balanced and highly functional family home.

Outside, the property enjoys a private enclosed rear garden that backs onto a leafy rural outlook, providing a pleasant backdrop and a greater sense of openness that isn't often found within modern developments. Predominantly laid to lawn, the garden offers a practical and enjoyable space for families, children and pets, while a patio area directly accessed from the sitting room provides an ideal setting for outdoor dining and entertaining during the warmer months. The garden has been designed to strike a balance between usability and ease of maintenance. To the side of the property, a private driveway provides off-street parking and leads to the detached garage, which offers excellent storage, workshop potential or secure parking if desired.

Stallings Close forms part of the popular Court de Wyck development, a sought-after modern neighbourhood positioned within Claverham, close to both Yatton and Congresbury. The area is particularly popular with families and commuters alike, benefiting from excellent access to local amenities, countryside walks and transport links. Nearby Yatton offers a wide range of day-to-day facilities including shops, cafés, primary schooling, doctors' surgery and a mainline railway station providing regular services towards Bristol, Bath and London Paddington. Congresbury also offers a variety of independent shops, public houses and community facilities. The surrounding countryside, together with the nearby Strawberry Line, provides excellent opportunities for walking, cycling and outdoor recreation, while the A370 and M5 motorway network ensure convenient access across the wider region. Combining modern efficiency, immaculate presentation and a private position within a highly regarded development, 18 Stallings Close represents an excellent opportunity to acquire a stylish detached home in a desirable North Somerset setting.







Immaculately presented home enjoying a rural outlook within the popular Court de Wyck development in the village of Claverham



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.



About this property

TENURE

Freehold with an estate charge of £26.57 PCM

This information has been provided by the sellers and is correct to the best of our knowledge

UTILITIES

Mains electric
Mains gas
Mains water
Mains drainage
Owned solar panels

HEATING

Gas fired central heating/

BROADBAND

Ultrafast broadband is available with the highest available download speed 1800 Mbps and the highest available upload speed 1000 Mbps. We advise all interested parties to also make their own enquires via checker.ofcom.org.uk.

If an information source is not named, then it has been provided by the either ther sellers of the property and is accurate to the best of their knowledge or OnTheMarket, powered by Sprift. Spirfts data parnters include Royal Mail, Ofcom, Enviroment Agency, Land Registry, Valuation Office Agency, Office for National Statistics, Ordnance Survey and History England.



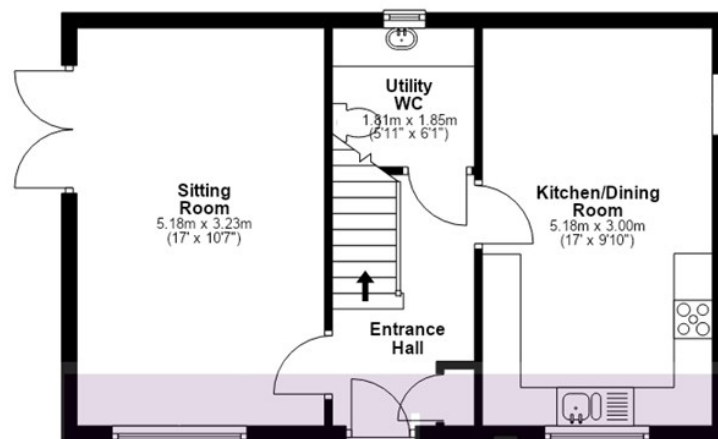
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Ground Floor

Approx. 42.9 sq. metres (461.5 sq. feet)



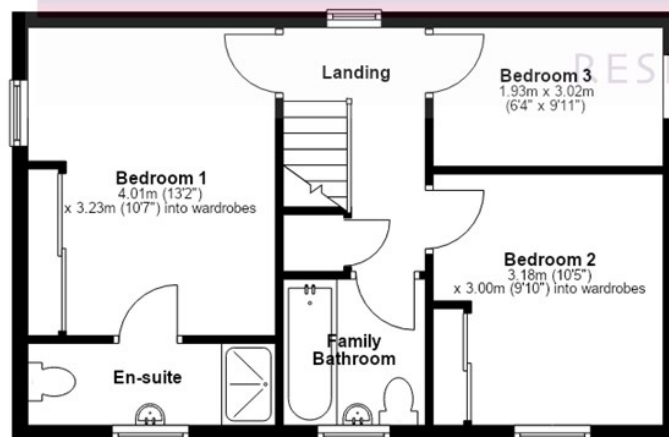
Outbuilding

Approx. 21.2 sq. metres (228.0 sq. feet)



First Floor

Approx. 43.0 sq. metres (463.3 sq. feet)



Total area: approx. 107.1 sq. metres (1152.9 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.