



44 Treefield Road, Clevedon, BS21 6JB  
**£349,950**

Steven  
*Smith*



Situated in an established residential location level to Clevedon Town Centre and offered for sale with no onward chain, this delightful semi detached property will make the perfect family home! Whilst now in need of some light refurbishment, there is ample bright and airy accommodation with a practical layout ideal for the modern lifestyle. The ground floor offers an impressive front to back sitting room with fireplace and a spacious kitchen/dining room, perfect for family mealtimes and entertaining. To the first floor, there are two double bedrooms, a further single bedroom and bathroom with three piece suite. Outside, the property enjoys ample off street parking to the front and, to the rear, a pleasing and beautifully maintained garden with areas of lawn, patio and a good size storage shed. Treefield Road is ideally situated for a stroll to The Triangle shopping area, Yeo Moor Primary School and a host of other amenities.

### **Accommodation (all measurements approximate)**

Front door opens to:

#### **Hallway**

Stairs to first floor, window to side, understairs cupboard.

#### **Lounge 22'4" x 12'0" max 8'5" min**

A lovely front to back room with window looking out over the front garden, sliding patio door to the impressive rear garden, feature fireplace incorporating a gas fire and door opening and giving access to the kitchen/diner.

From the hallway a door opens to:

#### **Dining Area 10' 0" x 8' 0" (3.05m x 2.44m)**

Window overlooking the rear garden, door to sitting room. Opening to:

#### **Kitchen 12' 1" x 7' 6" (3.68m x 2.28m)**

Beautifully fitted with a comprehensive range of high gloss fronted wall and base units incorporating working surfaces with sink and drainer, plumbing for washing machine, space for undercounter fridge, electric oven at eye level, four ring electric hob with extractor hood. Tiled floor, window and door to rear garden.

#### **FIRST FLOOR**

Landing. Access to loft space, window to side and an airing cupboard housing the hot water cylinder.

#### **Bedroom 1 11' 0" x 10' 5" (3.35m x 3.17m)**

Window looking out over Treefield Road.

#### **Bedroom 2 11' 0" x 10' 0" (3.35m x 3.05m)**

Measurements exclude a built in wardrobe. Window overlooking the stunning rear garden.

#### **Bedroom 3 8' 3" x 7' 9" (2.51m x 2.36m)**

Window to front.

#### **Bathroom**

Three piece suite of WC, washhand basin, bath with electric Triton shower, partially tiled walls, tiled effect floor, obscure window to rear.

#### **OUTSIDE**

From Treefield Road a block paved driveway provides off road parking. The front garden is laid to lawn.

#### **The Rear Garden**

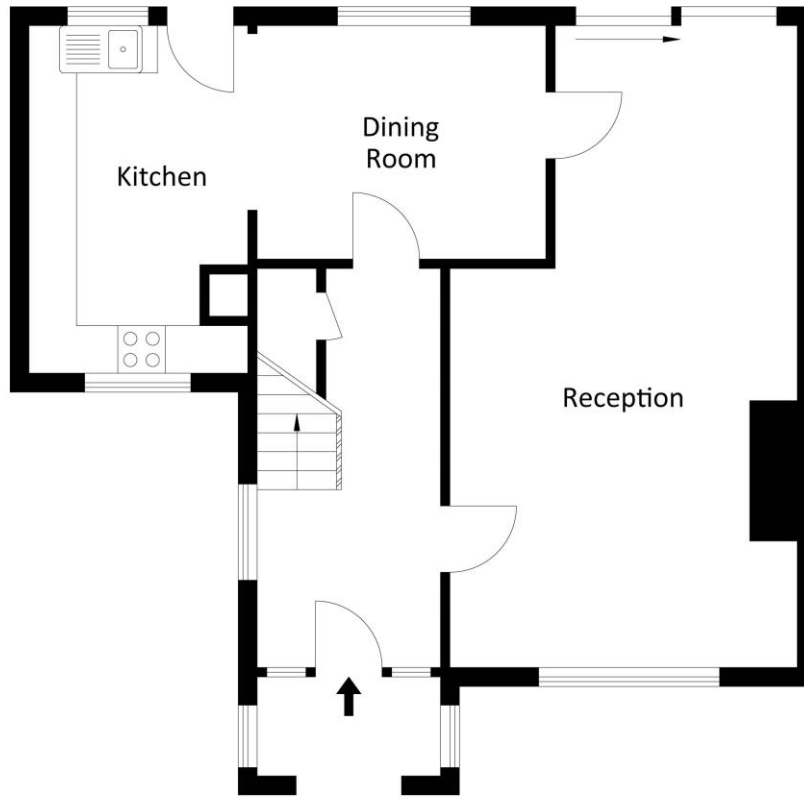
The rear garden is a particular delight and is accessed via the kitchen or the sitting room and immediately outside of the property is an impressive Indian sandstone patio. Two steps rise to a further patio and an area of level artificial lawn giving further access to a garden shed. They have been very cleverly landscaped and at the rear there is a stone shingle area with established shrubs and small trees. The gardens are bound by predominantly feather-board fencing and enjoy a good amount of privacy.







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 Approx. Area 534.10 Sq.Ft - 49.62 Sq.M

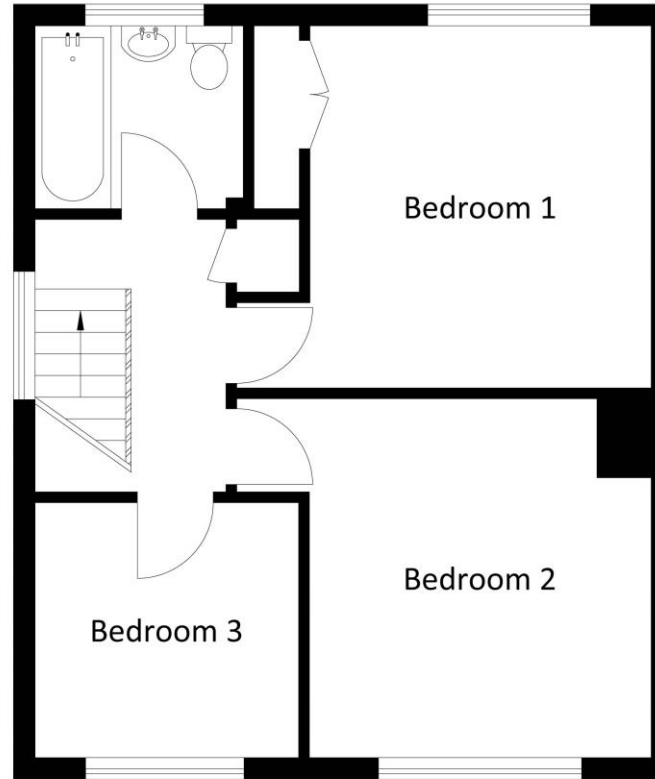


**Ground Floor**

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

**44 Treefield Road, Clevedon**  
 Approx. Area 414.19 Sq.Ft - 38.48 Sq.M



**First Floor**

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**EPC E**





**Health & Safety Statement**

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

**Please Note**

Items shown in photographs are not included unless specifically mentioned within the sales particulars, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

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