



3 Conygar Close, Clevedon, BS21 6AP  
**£549,950**

Steven  
*Smith*



Situated in the desirable Swiss Valley area of Clevedon, this very well presented detached property offers style and space in abundance. Filled with natural light and enhanced by a calming, neutral decoration, the accommodation flows beautifully and may be particularly pleasing to those with families looking for well proportioned rooms and practical social spaces. To the ground floor, there is a welcoming front to back lounge/dining room where a woodburning stove takes centre stage and the dining area enjoys a pleasant outlook over the gardens. In addition, a contemporary fitted kitchen enjoys a wealth of preparation and cooking space and leads through into a further living area, ideal for family time and entertaining. The accommodation on this level is completed by the master bedroom and a boutique style bathroom. To the first floor, there are two further double bedrooms both benefitting from additional storage, a modern shower room and a sizeable landing with room to have a study area, ideal for those who work from home or for children to complete their homework. Outside, there is off street parking to the front and, to the rear, an attractive enclosed garden with well kept areas of lawn and raised decking with further outdoor storage available for those larger items. Conygar Close is well placed to offer easy access to highly regarded schools, picturesque woodland walks and is within a level approach to Clevedon's town centre. The popular neighbouring town of Portishead is just a short drive or bus ride away. Quite simply, a truly great home which must be viewed to avoid disappointment!

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

Front door opens into the entrance hall, with engineered oak flooring throughout. Opens to:

#### **Sitting Room 15' 5" x 12' 4" (4.70m x 3.76m)**

A bright and airy space with log burning stove taking centre stage. Window to front, open plan into dining area.

#### **Dining Area 19' 4" max x 8' 9" (5.89m max x 2.66m)**

With double doors opening into the rear garden. Window to rear, stairs rising to first floor.

#### **Kitchen/Living Room 17'11" max 9'0" min x 18'3" max 9'0" min**

Beautifully fitted with a range of wall and base units with quartz effect working surfaces. Integrated appliances include dishwasher, induction hob, electric oven and grill, fridge/freezer and sink with drainer. Space for washer/dryer. The kitchen opens into a further living area with additional unit space and working surfaces, as well as a breakfast bar and ample sitting space. Engineered oak flooring throughout, windows to rear and door to rear garden.

#### **Bedroom 1 12' 6" x 11' 5" (3.81m x 3.48m)**

Double bedroom, window to front.

#### **Family Bathroom**

With white suite comprising bath with mixer tap, sink with vanity unit and drawer storage and toilet with concealed cistern. Fully tiled walls, tiled floor, heated towel rail, extractor fan, obscure window to rear.

### **FIRST FLOOR**

#### **Landing/Study**

Providing access to first floor rooms, and provides ample space for a desk creating an ideal home office area. Access to eaves storage, window to side, skylight.

#### **Bedroom 2 17'2" x 13'1" max 10'6" min**

Large double bedroom with eaves storage. Windows to side and rear providing stunning woodland views.

#### **Bedroom 3 11' 11" x 11' 0" (3.63m x 3.35m)**

Double bedroom with built-in storage cupboard. Window to rear.

#### **Shower Room**

With suite comprising toilet with concealed cistern, sink with vanity unit and corner shower unit with electric shower over. Fully tiled walls, tile effect floor, heated towel rail, extractor fan, obscure window to rear.

#### **OUTSIDE**

From Conygar Close, a block-paved driveway offers off-road parking and leads to the front door. The front garden is laid to stone chippings and bordered by shrubs.

#### **Rear Garden**

From the house, the back door opens onto a raised decking area, with steps down to a spacious lawn with patio and seating area to the bottom of the garden. To the side of the property, a useful lean-to provides ample storage space for garden equipment and furniture. To the other side, a side passage leads to the front of the property.







### Ground Floor

Floor area 97.0 sq.m. (1,044 sq.ft.) approx



### First Floor

Floor area 51.4 sq.m. (553 sq.ft.) approx

Total floor area 148.4 sq.m. (1,597 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



Detached Bungalow



Freehold



3



Garden



2



D



3

**EPC**

C



Gas Central Heating



Parking





#### 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 particular, 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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