



2 Brackenwood Road, Clevedon, BS21 7AB
£675,000

Steven
Smith



Located within a quiet cul de sac in the favoured Walton St Mary district, this detached home enjoys lovely views over woodland and Clevedon golf course and a spacious layout, ideal for families. Well presented throughout, the ground floor offers flexible accommodation comprising impressive front to back sitting room, separate dining room, a generous kitchen/breakfast room which is perfect for less formal mealtimes and a separate utility. In addition, this floor benefits from a beautifully fitted wet room and a really useful workshop, ideal for hobbyists and those who like to tinker, or perfect as a home office, if required. To the first floor, the former four bedroom layout is currently utilised as three double bedrooms with a dressing room serving the master bedroom. For those requiring the extra bedroom space, this could be converted back to the original layout. The accommodation on this level is completed with a contemporary family bathroom with white suite. Outside, the property sits in beautiful, mainly southerly facing gardens which have been lovingly tended to provide year round colour and interest. To the front, there is ample off street parking and useful covered storage. Brackenwood Road is ideally situated for easy access to Clevedon Community School and picturesque walks. Shopping and dining facilities are a short distance further along Clevedon's Hill Road or the Triangle centre.

Accommodation (all measurements approximate)
GROUND FLOOR

Front door opens to porch, tiled floor. Double doors open to:

Hallway

Stairs to first floor, wood effect floor.

Wet Room

Beautifully fitted with a suite of WC, washhand basin with storage below, walk in shower cubicle with electric Mira shower, underfloor heating in shower room. Fully tiled walls, tiled floor, obscure window, ladder radiator, extractor fan.

Sitting Room 20' 0" x 16' 3" (6.09m x 4.95m)

An impressive front to back room with window looking out over the front drive providing a pleasant outlook towards Clevedon Golf Course and a sliding patio door opening to the south facing rear garden. Feature fireplace.

Kitchen/Breakfast Room 20'11" x 11'11" max 11'5" min

Beautifully fitted with a comprehensive range of shaker style wall and base units with working surfaces, double sink with mixer tap, double electric oven of which the top one is microwave oven combined, four ring electric hob with contemporary extractor hood. Space for

dishwasher and separate larder fridge and freezer. Metro tiled splashbacks, two Ventura auto close skylights, two windows looking out to the rear garden, wood effect floor and a serving hatch opening to the dining room.

Dining Room 11' 11" x 10' 3" (3.63m x 3.12m)

Window looking out over the front drive and providing the same pleasant outlook as the sitting room.

From the kitchen a door opens to:

Utility Room 16' 8" x 6' 0" (5.08m x 1.83m)

Fitted with a range of wall and base units with a circular sink with mixer tap, plumbing for washing machine, further refrigeration storage, metro tiled splashbacks, tiled floor, window looking into the rear garden, door to front. Door opens to:

Workshop/Store Room 19' 4" x 8' 0" (5.89m x 2.44m)

A great space with door to front and second door opening to the rear garden. Wood effect floor. This room could also be used as a home office.

FIRST FLOOR

Landing. Window overlooking the rear garden and access to loft space. Access to the airing cupboard housing the Vaillant gas fired combination boiler.

Bedroom 1 12' 1" x 11' 7" (3.68m x 3.53m)

Measurements include a run of built in wardrobes. Window providing a lovely outlook down Holly Lane towards the Golf Club. Opening to:

Dressing Room 7' 10" x 7' 6" (2.39m x 2.28m)

Window to front. NB. This room was originally the fourth bedroom and could be easily converted back.

Bedroom 2 13'3" max 10'6" min x 10'6"

Window looking out to front.

Bedroom 3 12' 1" x 8' 2" (3.68m x 2.49m)

Window overlooking the rear garden.

Bathroom

Beautifully fitted with a four piece white suite of WC, washhand basin set into vanity unit with storage below, bath and separate king size shower cubicle with mains shower. Partially tiled walls, tiled effect floor, towel radiator, obscure window.

OUTSIDE

From Brackenwood Road a driveway provides parking for numerous cars and leads to the front door. The front garden has been cleverly landscaped to an area of lawn and edged in block pavers with pretty established shrubs and perennials. To the right hand side there is a covered storage area for garden utensils.

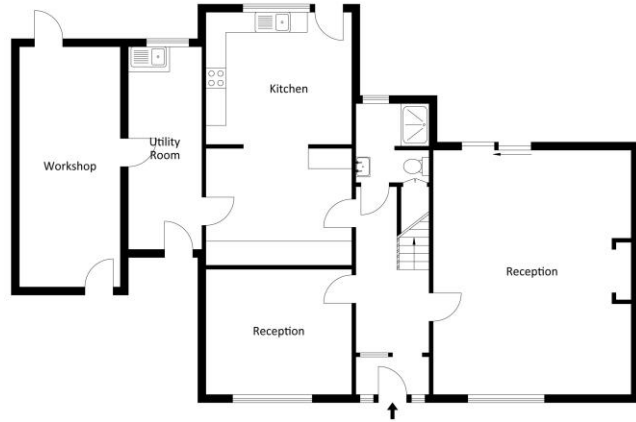
The Rear Garden

Number 2 Brackenwood Road certainly has a stunning rear garden and immediately outside of the property is a patio which is ideal for bbq's etc. There is a level lawn and a fine array of established shrubs and perennials and small trees to borders and at the rear of the garden there is access to a timber shed. The gardens have the added advantage of being predominantly south facing and without a doubt will attract the keenest of gardeners. Outside water tap.





2 Brackenwood Road, Clevedon
Approx. Area 1113.40 Sq.Ft - 103.4 Sq.M



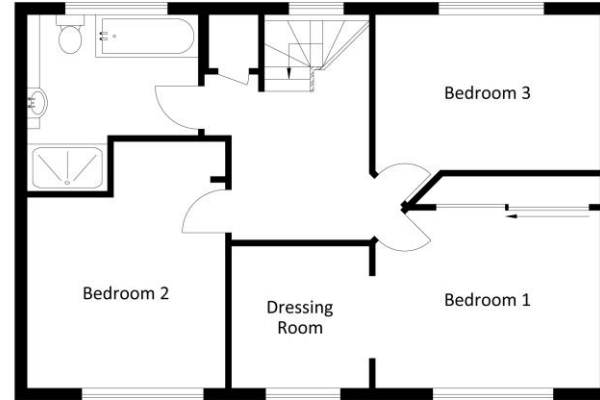
Ground Floor

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.



2 Brackenwood Road, Clevedon
Approx. Area 608.30 Sq.Ft - 56.50 Sq.M



First Floor

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 Detached House

 Freehold

 4

 Garden

 2

 E

 2

EPC D

 Gas Central Heating

 Garage and 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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