



6 Bramley Rise, Tickenham, Clevedon, BS21 6SS
£575,000

Steven
Smith

Thoughtfully designed and expertly constructed by highly regarded local developers Woodstock Homes approximately 18 months ago, this impressive detached home forms part of the glorious Golden Acres development in the popular village of Tickenham. Backing onto woodland and overlooking open countryside, these attractive properties sit well in their landscape and present a very desirable opportunity for the perspective buyer. Offering stylish accommodation filled with natural light, there is a luxurious feel throughout and a practical layout, ideal for the modern lifestyle. Set over two levels, the ground floor provides a welcoming sitting room and a beautifully fitted kitchen/dining room with ample space for cooking, entertaining and family mealtimes. For convenience, there is a separate utility and downstairs cloakroom. To the first floor, the three well proportioned bedrooms all enjoy the most fabulous countryside views, with the master bedroom also benefitting from an en suite shower room. A boutique style family bathroom completes the accommodation. Outside, two areas of lawn flank steps leading to the front door and, to the side, there is off street parking. To the rear, the gardens are laid mainly to lawn with a patio area leading from the house providing a tranquil spot to enjoy some summer sun. Those with green fingers will relish the opportunity to add a splash of colour with some additional planting and design! Tickenham is an ever

popular village in between the bustling towns of Clevedon and Nailsea, with their excellent range of shops, amenities and attractions. The village itself boasts its own highly regarded primary school and offers excellent bus links to the city of Bristol as well as easy accessibility to the M5 motorway.

Accommodation (all measurements approximate)
GROUND FLOOR

Front door opens to:

Entrance Hall

Providing access to a storage cupboard. Wood effect floor, stairs rising to first floor landing.

Cloakroom

Comprising toilet and sink. Half tiled walls, wood effect floor, extractor fan, obscure window to side.

Utility Room 5' 0" x 4' 5" (1.52m x 1.35m)

With working surfaces and space for washing machine and tumble dryer.

Sitting Room 14' 11" x 10' 9" (4.54m x 3.27m)

A large, bright living space with window to front.

Kitchen/Diner 20' 1" x 10' 4" (6.12m x 3.15m)

Beautiful fitted with a range of wall and base units with granite effect working surfaces and grey gloss fronts. Integrated appliances include electric oven and grill, gas hob with extractor, fridge/freezer, dishwasher and stainless steel sink with drainer. Space for a large dining table, wood effect floor, window to rear and double doors opening into the rear garden.

FIRST FLOOR

Landing. Providing access to the first floor accommodation, loft hatch and storage cupboard.

Bedroom 1 15' 11" x 8' 1" (4.85m x 2.46m)

A stunning master suite with window to front providing views across the local countryside.

En-Suite

With suite comprising toilet, sink and large shower cubicle with mains shower over. Half tiled walls, wood effect floor, heated towel rail, extractor, obscure window to side.

Bedroom 2 11' 2" x 10' 7" (3.40m x 3.22m)

Double bedroom with window to rear providing stunning views across neighbouring farmland and extending to Cadbury Camp.



Bedroom 3 10' 7" x 8' 8" (3.22m x 2.64m)

Small double/large single bedroom. Currently used as a dressing room but also provides potential for a home office or study. Window to rear framing the same beautiful views as Bedroom 2.

Bathroom

With white suite comprising toilet, sink and bath with mains shower over. Partially tiled walls, wood effect floor, extractor fan, heated towel rail, obscure window to side.

OUTSIDE

From Bramley Rise, steps lead to the front door. The front garden is laid to lawn with pretty borders. There is also a block-paved driveway with EV charge point and a gate into the rear garden.

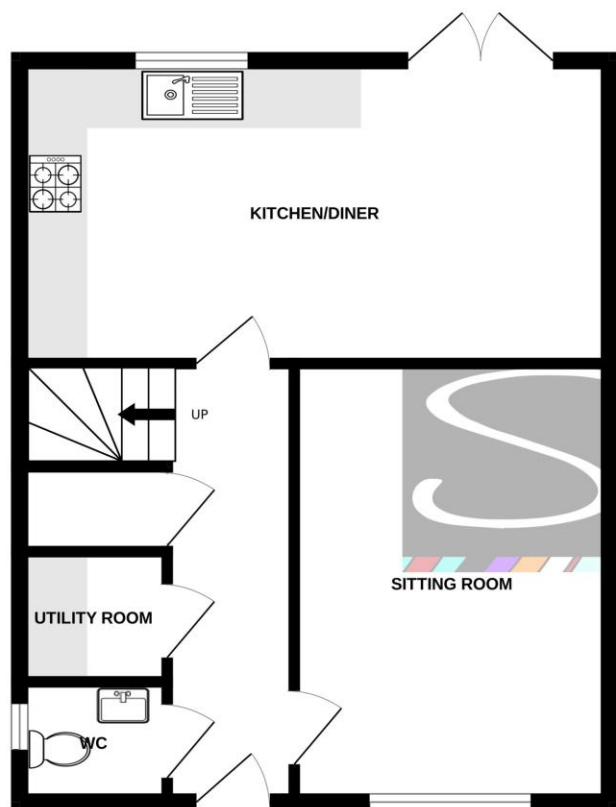
Rear Garden

Offering a private feel and backing onto local farmland. Primarily laid to lawn with a patio area ideal for entertaining and side access to front.

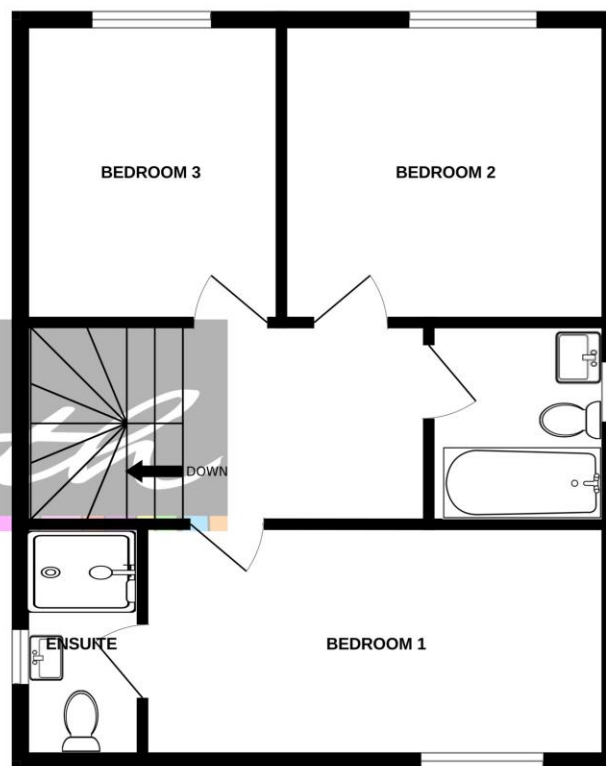




GROUND FLOOR



1ST FLOOR



Detached House



Freehold



3



Garden



2



E



1

EPC

B



Gas Central Heating



Parking

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.
Made with Metropix ©2024



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.

A: 12 The Triangle, Clevedon, North Somerset BS21 6NG
T: 01275 877771 W: stevensmithhomes.co.uk
E: steven@stevensmithhomes.co.uk FB: @stevensmithhomes

Steven Smith Town & Country Estate Agents Ltd. Registered Address: 12 The Triangle, Clevedon, North Somerset BS21 6NG. Registration Number: 7177353. Registered in England & Wales

