



Cherryhay, Clevedon, BS21 5EH
£339,950

Steven
Smith



An ideal family home, this smartly presented property is located in a popular area well served by schools, supermarkets and other facilities. The light and airy accommodation is set over two levels and offers a good amount of well proportioned, usable space, ideal for the modern lifestyle. To the ground floor, there is a welcoming lounge with fireplace and French doors to the rear garden, a second reception room perfect for dining, study or as a second sitting/family room and a useful downstairs cloakroom. In addition, there is a modern fitted kitchen with an outlook to the front. On the first floor, there are three bedrooms and a delightful family bathroom incorporating a fitted vanity unit and colourful Moroccan style tiling. Outside, the property provides ample off street parking and, to the rear, a sunny garden which has been designed to be low maintenance leaving you time to relax and enjoy the sunshine! Cherryhay is within a level walk to Clevedon Town Centre through the network of linked pathways and enjoys close proximity to a host of family friendly amenities. Sold with the advantage of no onward chain, early interest is expected.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to:

Hall

Wood effect floor, stairs to first floor.

Sitting Room 16' 5" x 12' 2" (5.00m x 3.71m)

French doors open out to the rear garden. Feature fireplace.

Kitchen 10' 7" x 8' 2" (3.22m x 2.49m)

Fitted with a range of wall and base units with working surfaces, ceramic sink, plumbing for washing machine and dishwasher, electric oven with four ring gas hob and contemporary extractor hood, space for fridge/freezer, tiled splashbacks, tiled floor, window looking out onto front drive.

Dining Room/Study 13' 2" x 7' 7" (4.01m x 2.31m)

Wood effect floor, window looking out onto the front drive. Door opens to:

Cloakroom

Suite of WC, wall mounted washhand basin, tiled floor, extractor fan.

FIRST FLOOR

Landing. Access to loft space.

Bedroom 1 12' 5" x 9' 5" (3.78m x 2.87m)

Measurements include built in wardrobes. Window overlooking the rear garden.

Bedroom 2 9' 4" x 8' 7" (2.84m x 2.61m)

Measurements exclude an over-stairs cupboard and a built in wardrobe with access to the Vaillant gas fired combination boiler. Window to front.

Bedroom 3 9' 7" x 6' 7" (2.92m x 2.01m)

Window overlooking the rear garden.

Bathroom

Three piece white suite of WC with concealed cistern, washhand basin set into vanity unit with storage below, shower bath with mains shower and glass shower screen door. Partially tiled walls, tiled floor, obscure window, spotlights, extractor fan.

OUTSIDE

From Cherryhay a driveway provides parking for two cars. A pathway extends down the left hand side of the property leading to the front door, there is then a lockable gate which opens to:

The Rear Garden

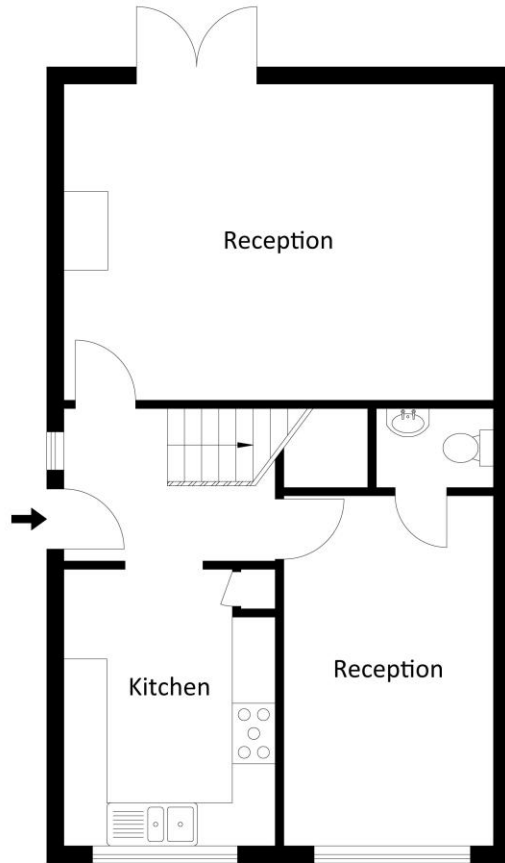
The rear garden has the added advantage of being predominantly south facing and immediately outside of the french doors from the sitting room is a patio leading onto an area of artificial lawn. At the rear of the garden a patio gives access to a shed. The garden is bound by feather-board fencing.





24 Cherryhay, Clevedon

Approx. Area 481.66 Sq.Ft - 44.79 Sq.M



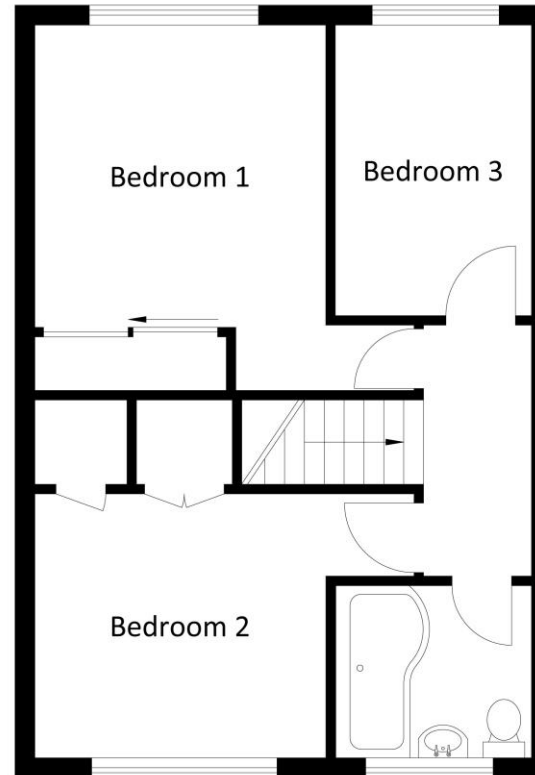
Ground Floor

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.

24 Cherryhay, Clevedon

Approx. Area 395.14 Sq.Ft - 36.71 Sq.M



First Floor

For illustrative purposes only. Not to scale.

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Semi Detached House



Freehold



3



Garden



1



C



2

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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