



33 Woodington Road, Clevedon, BS21 5LB
Offers in the region of **£465,000**

Steven
Smith



A perfect family home, this attractive detached property is situated in a favoured cul de sac close to a host of amenities. With generous accommodation over two levels, there is ample space to enjoy and great scope to add some contemporary touches, creating what will undoubtedly be a much loved home for many years to come. To the ground floor, the entrance hallway with useful cloakroom leads to a light and airy sitting room with fireplace and dining area, through to a well proportioned kitchen with ample storage and workspace. To the first floor, there are four bedrooms, three of which benefit from fitted storage and there is an ensuite to the master bedroom. A contemporary family bathroom with white suite completes the accommodation. Outside, there is off street parking together with access to the garage and, to the rear, a pleasant garden which is laid mainly to lawn with mature borders. Woodington Road is perfectly placed for easy access to excellent primary schools, supermarkets and Clevedon's leisure centre with pool. For those with dogs or who enjoy walking, The Pill and Sea Wall are also within easy reach along Clevedon's River Path. Sold with the benefit of no onward chain, early interest is expected for this truly special home.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to entrance hall. Door opens to:

Downstairs Cloakroom

Wash hand basin, WC. Partially tiled walls. Obscure window.

Sitting Room 17'0" max 15'5" min x 12'2"

Window looking over the front garden. Coal effect feature fire, opening to:

Dining Area 11' 0" x 9' 7" (3.35m x 2.92m)

Window overlooking the rear garden.

Kitchen 15' 5" x 10' 4" (4.70m x 3.15m)

Base and eye level units with working surfaces which include a breakfast bar. Tiled splashback. Four ring electric hob with an extractor hood. Double oven. Window overlooking the rear garden with access via the back door. Storage.

FIRST FLOOR

Landing. Loft access, wooden shelving, airing cupboard and window.

Bedroom 1 16' 1" x 10' 4" (4.90m x 3.15m)

Measurements exclude built in wardrobes. Window.

En-Suite

A white suite comprising wash hand basin with concealed storage, WC, bidet and shower cubicle. Tiled walls, obscure window, wall lighting.

Bedroom 2 11' 7" x 9' 2" (3.53m x 2.79m)

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

Bedroom 3 12' 5" x 9' 1" (3.78m x 2.77m)

Measurements exclude built in wardrobes. Window looking out to Woodington Road.

Bedroom 4 8' 8" x 7' 8" (2.64m x 2.34m)

Window.

Bathroom

White suite comprising wash hand basin, WC, bidet, bath with shower. Towel rail radiator. Tiled walls. Window.

OUTSIDE

To the front of the property there is parking. A level lawn surrounded by mature shrubs. Side access to the rear garden. Access to the garage with power and lighting.

Rear Garden

A level lawn surrounded by mature shrubs to the border.

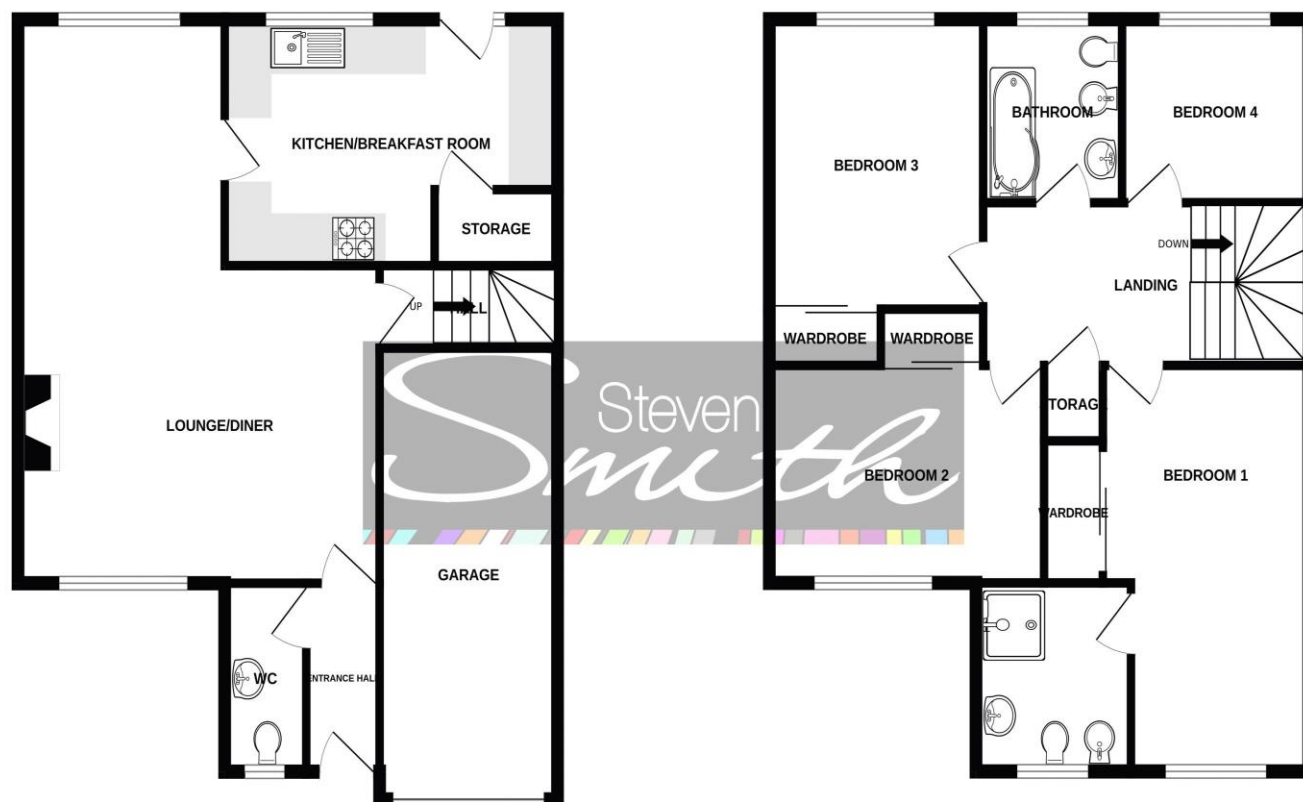






GROUND FLOOR

1ST FLOOR



Detached House



Freehold



4



Front and Rear Garden



2



E



2

EPC

D



Gas Central Heating



Garage and 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.
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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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