



56 Woodington Road, Clevedon, BS21 5LB  
**£525,000**

Steven  
*Smith*



In an ever popular cul de sac close to well regarded schools, shops and a host of family friendly amenities, this modern detached home is certain to be of great appeal. Beautifully presented with an inviting feel throughout, the accommodation on offer is spacious, filled with natural light and styled in a contemporary manner. To the ground floor, the property provides a welcoming sitting room leading into the dining room, an ideal space for relaxing or entertaining family and friends, attractive fitted kitchen and useful cloakroom. Upstairs, there are four well proportioned bedrooms providing ample storage options, a luxurious boutique style en suite to the master bedroom with generous walk in shower and a further family bathroom with white suite. Outside, the property provides ample off street parking to the front together with a single garage and, to the rear, a delightful garden enjoying a sunny aspect, great for the whole family to enjoy. In addition to the many amenities within easy reach, Woodington Road is perfectly placed to enjoy a leisurely stroll along the river path towards Clevedon's picturesque Sea Wall, Pill and Poet's Walk. Properties in this locality are always highly sought after and an early viewing is recommended.

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

### **GROUND FLOOR**

Front door opens into entrance hall, providing access to WC and sitting room. Wood effect floor.

### **Cloakroom**

With suite of toilet and sink with vanity unit. Hanging space for coats, tiled backsplash, wood effect floor, obscure window to front.

### **Sitting Room 17' 0" x 12' 4" (5.18m x 3.76m)**

A spacious sitting room with window to front. Wood effect floor throughout, open plan to:

### **Dining Room 10' 3" x 9' 9" (3.12m x 2.97m)**

Providing space for a large table. Wood effect floor, sliding doors to rear garden.

### **Kitchen 15'6 x 10'4 max 7'5 min**

Fitted with a range of wall and base units with black granite effect working surfaces. Includes sink with drainer and space for cooker, washing machine, dishwasher, tumble dryer and fridge/freezer. Access to understairs storage cupboard. Stone effect floor, tiled backsplash, window to rear and door to rear garden.

## **FIRST FLOOR**

**Landing.** With access to loft hatch and airing cupboard. Opens to first floor accommodation.

### **Bedroom 1 16' 3" x 10' 1" (4.95m x 3.07m)**

Large double bedroom with built-in wardrobes. Window to front, access to:

### **En-Suite**

With modern suite comprising toilet, sink and large shower unit with mains shower over. Wood effect floor, partially tiled walls, spotlights, obscure window to front.

### **Bedroom 2 12' 10" x 9' 1" (3.91m x 2.77m)**

Double bedroom with built-in wardrobes. Window to front.

### **Bedroom 3 12' 0" x 9' 11" (3.65m x 3.02m)**

Double bedroom with storage recess with hanging rails. Window to rear.

### **Bedroom 4 8' 6" x 7' 8" (2.59m x 2.34m)**

Large single bedroom or home office/study. Window to rear.

### **Bathroom**

With suite comprising toilet, sink and bath with mixer tap and mains rainfall shower over. Partially tiled walls, tile effect floor, heated towel rail, spotlights, obscure window to rear.

## OUTSIDE

Tucked away at the end of the cul-de-sac, a driveway offers parking for multiple cars and the front garden is laid to lawn. There is also a single garage with up and over door.

## Rear Garden

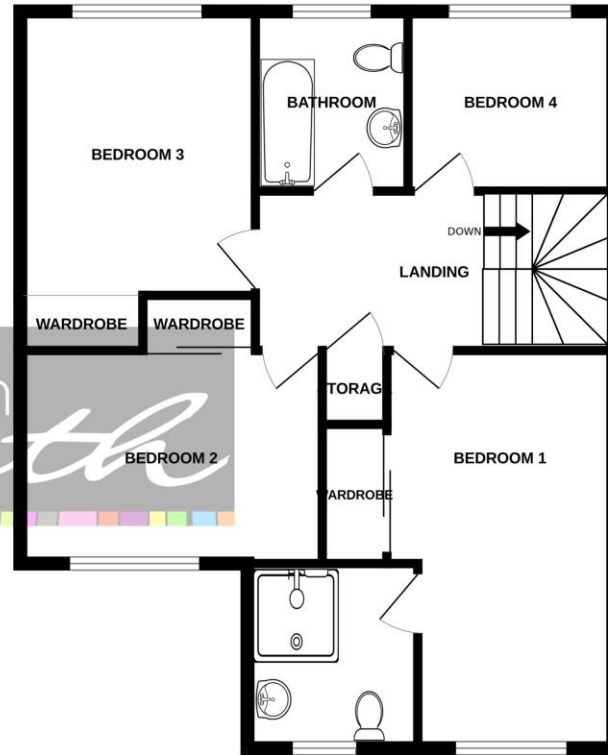
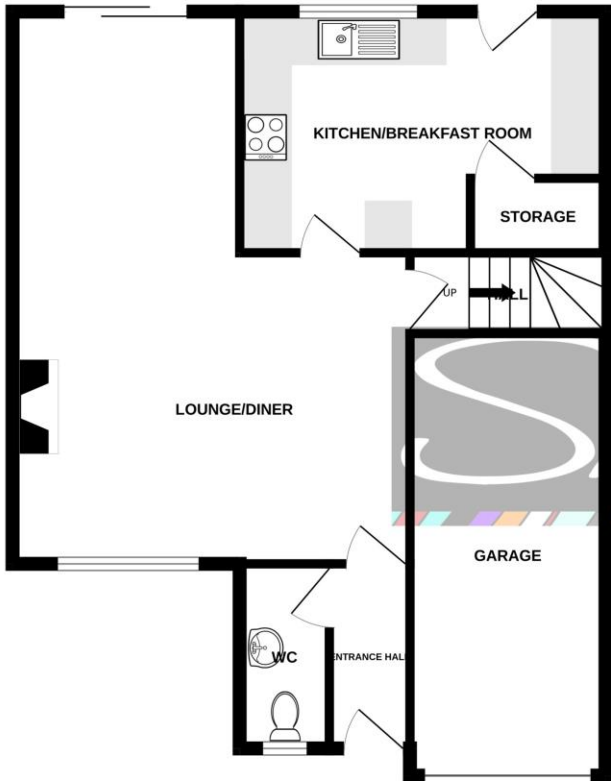
Benefitting from a south-westerly aspect, the rear garden is primarily laid to lawn with a patio and raised decking area ideal for entertaining.





GROUND FLOOR

1ST FLOOR



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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Detached House



Freehold



4



Garden



2



E



1

**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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