



4 Pizey Close, Clevedon, BS21 7TP  
**£550,000**

Steven  
*Smith*



Positioned in the popular West End of Clevedon, this modern detached house is sold with the benefit of no onward chain. A fantastic opportunity for those looking for their ideal family home, this well presented property offers the perfect combination of space and comfort, whilst leaving scope to add some more contemporary touches and styling. The well proportioned accommodation is set over two floors with a generous entrance hall and stairway connecting the two levels. To the ground floor, there are two welcoming reception rooms providing ample space for relaxing and entertaining, a beautifully fitted kitchen overlooking the front of the property and a useful cloakroom. To the first floor, there are a total of four bedrooms, three of which benefit from fitted storage and the master of which boasts a modern en suite bathroom. A further family bathroom with white suite completes the accommodation. Those seeking additional storage will welcome the sizeable attached garage with adjoining utility room, providing the perfect place for muddy boots and wet coats! Outside, the rear garden provides a fabulous spot to enjoy in the warmer months. With areas of raised deck and lawn and a southerly aspect, this is a place to suit the whole family. Pizey Close benefits from being within a short walk to Clevedon's picturesque sea front, well regarded schools and supermarkets. A property not to miss!

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

### **GROUND FLOOR**

Front door opens to:

#### **Impressive Hallway**

A lovely hallway with two understairs cupboards, stairs to first floor.

#### **Cloakroom**

White suite of WC, washhand basin with storage below, wood effect floor, obscure window.

#### **Sitting Room 18' 0" x 12' 1" (5.48m x 3.68m)**

Sliding patio doors open out to the south facing rear garden, feature electric fireplace.

#### **Kitchen 13' 6" x 13' 0" (4.11m x 3.96m)**

Beautifully fitted with a range of wall and base units with working surfaces, stainless steel sink, plumbing for dishwasher, space for fridge/freezer, double electric oven, four ring NEFF induction hood with matching extractor hood. Window and door opening out to the front, window to side, spotlights, space for a dining table.

#### **Dining Room 14' 7" x 12' 7" (4.44m x 3.83m)**

A great second reception room with french doors opening to the rear garden and window to side.

### **FIRST FLOOR**

**Landing.** Access to loft space and the airing cupboard housing the Worcester gas fired boiler, the hot water cylinder.

#### **Bedroom 1 13' 6" x 13' 2" (4.11m x 4.01m)**

Measurements include two built in double wardrobes. Window looking out onto Pizey Close. Door opens to:

#### **En-Suite**

Three piece white suite of WC, washhand basin, king size shower cubicle with mains shower, chrome ladder radiator, tiled effect floor, obscure window, extractor fan, spotlights.

#### **Bedroom 2 12' 1" x 9' 8" (3.68m x 2.94m)**

Measurements include a run of built in wardrobes, a dressing table. Wood effect floor, window to rear.

#### **Bedroom 3 12' 8" x 9' 5" (3.86m x 2.87m)**

Measurements exclude a built in wardrobe. Skylight, window overlooking the rear garden.

#### **Bedroom 4 12' 1" x 5' 9" (3.68m x 1.75m)**

Window to rear, wood effect floor.

#### **Bathroom**

Three piece white suite of WC, washhand basin with storage below, shower bath with mains shower and glass shower screen door, obscure window, chrome

ladder radiator, wood effect flooring, built in cupboards, spotlights, extractor fan, shaving light point.

### **OUTSIDE**

From Pizey Close a block paved driveway provides off road parking to the front of the property and leads to the front door.

### **The Garage 18' 7" x 17' 0" (5.66m x 5.18m)**

It is very rare to have a garage of this size in this part of Clevedon with automatic up and over door, power and light, useful loft storage.

### **Utility Room 5' 10" x 4' 2" (1.78m x 1.27m)**

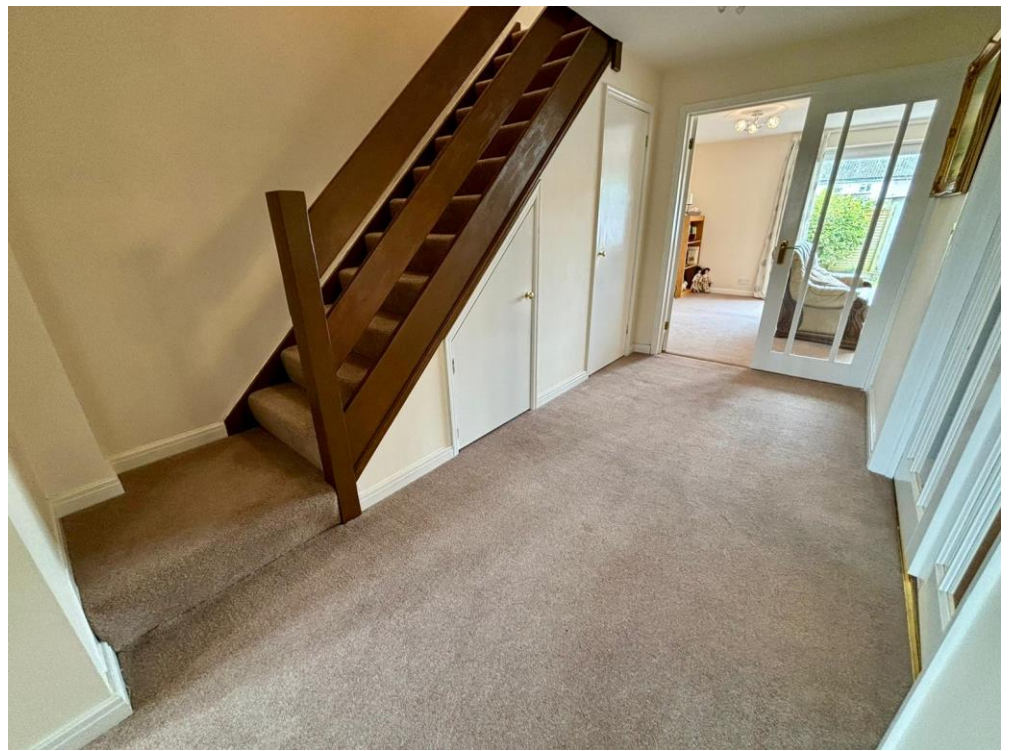
With a work surface and one wall cupboard, plumbing for washing machine, space for tumble dryer, power and light, tiled floor.

To the right hand side of the property a block paved pathway leads to:

### **The Rear Garden**

4 Pizey Close has the added advantage of having a south facing rear garden which is laid to lawn and is bound by panelled fencing. Immediately outside of the property is a raised deck which is a great space for entertaining.





# 4 Pizey Close, Clevedon

Approx. Area 1227.80 Sq.Ft - 104.80 Sq.M  
(Total Area Includes Garage)



Garage

Ground Floor

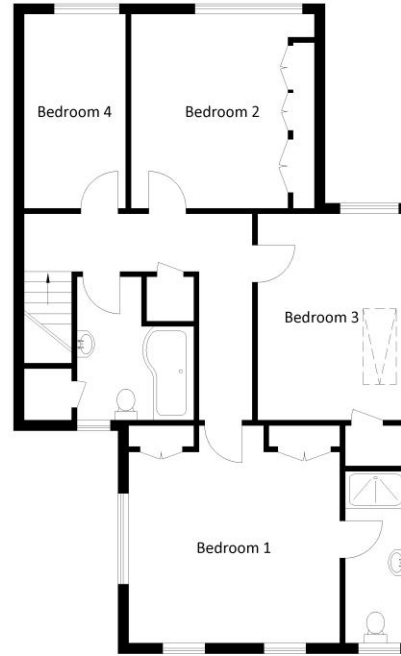
For illustrative purposes only. Not to scale.

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.  
Floor plan produced by Westcountry EPC.



# 4 Pizey Close, Clevedon

Approx. Area 761.10 Sq.Ft - 70.70 Sq.M



First Floor

For illustrative purposes only. Not to scale.

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Floor plan produced by Westcountry EPC.



 Detached House

 Freehold

 4

 Garden

 2

 F

 2

**EPC** C

 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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