



4 Sercombe Park, Clevedon, BS21 5AZ
£375,000

Steven
Smith

Situated in a popular position off Kenn Moor Drive, this modern detached property will make an ideal family home. With spacious accommodation over two levels, the property offers a generous sitting room, well fitted kitchen/diner and conservatory overlooking the rear gardens providing a lovely spot for relaxing or dining. Upstairs, there are three bedrooms and family bathroom with white suite. Outside, the property benefits from off street parking and single garage and, to the rear, well maintained gardens with patio, lawn and well stocked borders. Sercombe Park is ideally placed for easy access to well regarded primary schools, supermarkets and picturesque riverside walks with a level approach to Clevedon Town Centre through the network of linked footpaths.

Accommodation (all measurements approximate)
GROUND FLOOR

Front door opens to entrance vestibule. Wood effect flooring. Door opens to:

Sitting Room 16'0" x 14'6" max 9'11" min
Measurements include stairs to first floor. Fireplace, bay style window looking out onto Sercombe Park, wood effect flooring, storage cupboard. Door opens to:

Kitchen/Diner 16'0" x 10'4" max 9'6"
An impressive room with a range of wall and base units with working surfaces, stainless steel sink, gas and electric cooker points with extractor hood. Space for fridge/freezer, tiled splashbacks, tiled effect floor. Door to rear garden. Access to understairs cupboard being used as a small utility with plumbing for washing machine and worktop. From the kitchen a door opens to:

Dining Room 11' 2" x 7' 8" (3.40m x 2.34m)
A great addition to the property of dwarf wall and PVC double glazed construction with a thermal roof with two skylights and french doors opening to the rear garden. Tiled floor.

FIRST FLOOR

Landing. With access to loft space, overstairs airing cupboard housing the Vaillant gas fired combination boiler.

Bedroom 1 13' 6" x 9' 1" (4.11m x 2.77m)
Wood effect flooring. Window overlooking the rear gardens.

Bedroom 2 10' 6" x 9' 1" (3.20m x 2.77m)
Measurements include the built in wardrobes. Wood effect flooring. Window to front.

Bedroom 3 10' 6" x 6' 9" (3.20m x 2.06m)
Wood effect flooring. Window to rear.

Shower Room

White suite of WC, washhand basin, open shower with mains shower over, fully tiled walls, obscure window.

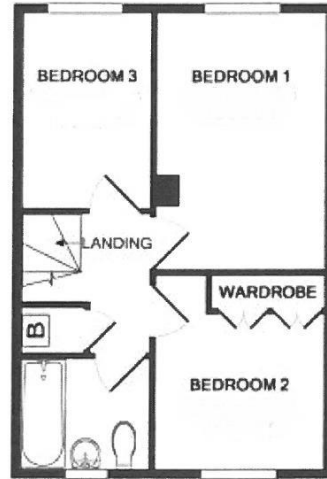
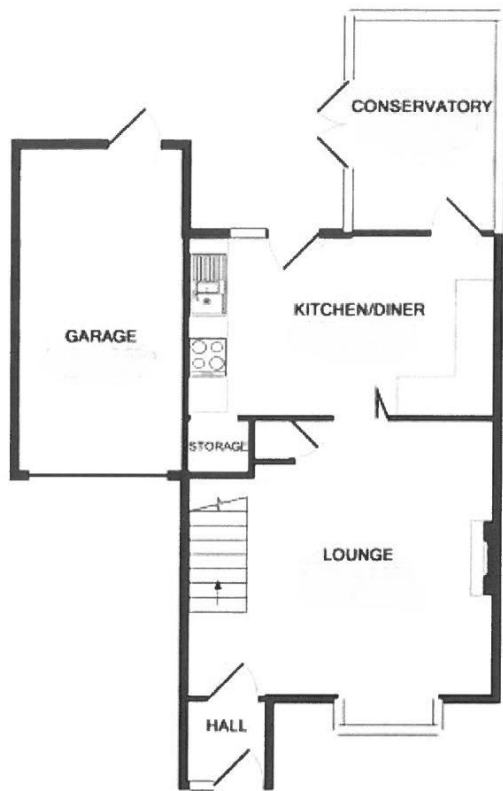
OUTSIDE

From Sercombe Park a driveway extends to the side of the property providing off road parking for one car and leads to the single garage. The front gardens have been laid to stone shingle.

Rear Gardens

Can be accessed via the garage, the kitchen or the dining room. The rear gardens are laid to lawn with a small patio, are bound by brick wall and concrete pillared panelled fencing and will enjoy a good amount of the summer sun.





TOTAL APPROX. FLOOR AREA 94.7 SQ.M. (1019 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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



3



Garden



1



D



2

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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