



5 Patch Croft, Clevedon, BS21 5HT
£450,000

Steven
Smith



Situated in a popular residential neighbourhood backing onto Clevedon's Blind Yeo River, this impressive detached home enjoys glorious views over countryside and a great amount of space. With beautifully presented accommodation over two levels, the ground floor comprises welcoming sitting room where cosy nights around the fire can be enjoyed in the colder months, attractive contemporary kitchen and a light and airy conservatory, generous enough for dining and relaxing whilst looking out onto the gardens. To the first floor, there are three well proportioned bedrooms and a modern family bathroom with white suite. Outside, the property benefits from off street parking to the front and pleasant rear gardens, where those all important views can be appreciated from the neatly tended lawn or patio. Patch Croft remains a popular choice, particularly with families, enjoying close proximity to well regarded schools, Clevedon's leisure centre and a choice of supermarkets. Those who enjoy the outdoors, can take advantage of the immediate access to the river path with picturesque walks along to the sea wall and beyond, Quite simply, an all round excellent family home which is certain to generate strong interest.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to:

Hallway

Stairs to first floor.

Sitting Room 17' 6" into bay x 10' 6" (5.33m into bay x 3.20m)

A lovely sitting room with a window looking out onto Patch Croft and french doors opening to the conservatory. Contemporary woodburner takes centre stage.

Kitchen 15' 6" x 10' 10" (4.72m x 3.30m)

Beautifully fitted with a range of shaker style wall and base units with wood effect surfaces, stainless steel sink, plumbing for washing machine and slimline dishwasher, electric oven with four ring gas hob and contemporary extractor hood, space for fridge/freezer. Metro tiled splashbacks, tiled effect floor, spotlights, understairs cupboard, door to rear garden and a dual aspect room with window looking out onto Patch Croft and a second window looking over the rear garden.

Conservatory 14' 2" x 13' 0" (4.31m x 3.96m)

The conservatory has the added advantage of an insulated roof and on either side has two sets of french doors and is built on a dwarf walls with PVC double glazed windows. This is also a perfect dining room as it looks over the rear garden and then towards the river bank.

FIRST FLOOR

Landing. Window to rear.

Bedroom 1 13' 10" x 8' 2" (4.21m x 2.49m)

Measurements exclude built in wardrobes. Window looking out onto Patch Croft.

Bedroom 2 10' 9" x 7' 2" (3.27m x 2.18m)

With a bird's eye view of the Blind Yeo River and farmland beyond.

Bedroom 3 8' 4" x 7' 4" (2.54m x 2.23m)

Currently being used as a home office. Window looking out onto Patch Croft.

Bathroom

Three piece white suite of WC, washhand basin, bath with mains shower, partially tiled walls, shaving socket, obscure window. Access to the airing cupboard housing the hot water cylinder.

OUTSIDE

From Patch Croft a driveway extends down the side of the property leading to a lockable gate which gives access to the rear garden. A pathway then leads to the front door. The front garden is laid to lawn. A pathway continues past the sitting room window leading to a second lockable gate also giving access to the:

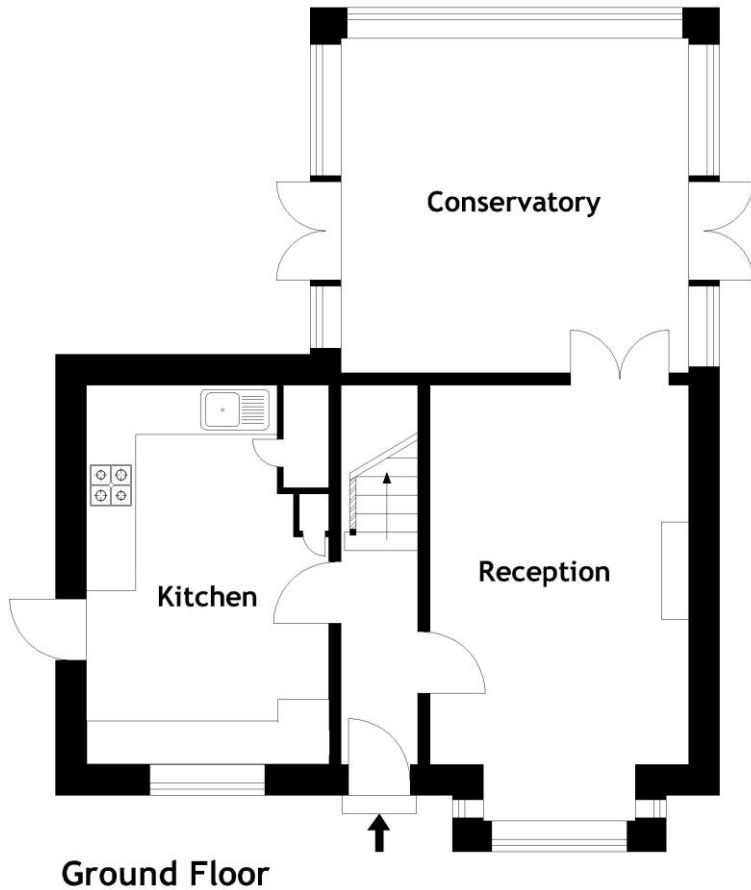
Rear Gardens

Number 5 Patch Croft has a pleasant rear garden and has the added advantage of being predominantly south facing with a patio immediately outside of the conservatory stretching down the side of the property. There is an area of level lawn with an established tree and at the rear of the garden a low level fence giving a beautiful outlook towards the Blind Yeo River and the neighbouring farmland. Outside water tap.

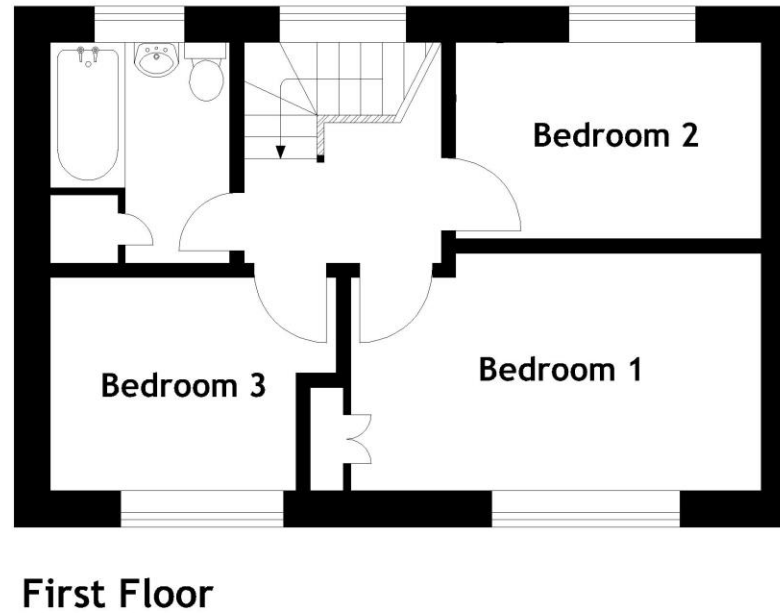




5 Patch Croft, Clevedon BS21 5HT
 Approx Area 570.70 Sq. Ft - 53.00 Sq.M



5 Patch Croft, Clevedon BS21 5HT
 Approx Area 366.60 Sq. Ft - 34.10 Sq.M



 Detached House

 Freehold

 3

 Garden

 1

 D

 2

EPC D

 Gas Central Heating

 Parking

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.

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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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