



46 Sumerlin Drive, Clevedon, BS21 6YW
£349,950

Steven
Smith



This delightful semi detached property provides an ideal family home and is expected to generate early interest. The ground floor is well planned with a good size lounge diner and a well fitted extended kitchen. This creates the perfect space to entertain family and friends! Upstairs, there are three well proportioned bedrooms and a stunning bathroom. Throughout, the presentation is smart and neutral and offers a perfect blank canvas on which to put your own stamp. The outside enjoys a low maintenance rear garden and leads to the former garage. This thoughtful use of the former garage is ideally suited for those who now find themselves working from home! With level access to the town centre through Clevedon's network of paths, close proximity to favoured schools and easy access to woodland walks, this exceptional home is a must to view!

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to:

Hall

Stairs to first floor, wood effect floor. Door opens to:

Lounge/Diner

Lounge Area 13' 7" x 12' 4" (4.14m x 3.76m)

A bay window looks out onto Sumerlin Drive, spotlights, wood effect flooring flowing through into the:

Dining Area 9' 10" x 8' 1" (2.99m x 2.46m)

Sliding patio doors to the rear garden. Door opens to:

Kitchen 19'9" x 8'3" max 7'9" min

An extended kitchen and fitted with a range of wall and base units with working surfaces, sink with mixer tap, plumbing for dishwasher, gas and electric cooker points with contemporary extractor hood. Plumbing for washing machine, space for tumble dryer and American style fridge/freezer. Wood effect floor, tiled splashbacks. Access to loft space. Window and door to rear garden.

FIRST FLOOR

Landing. Access to loft space.

Bedroom 1 11' 6" x 8' 6" (3.50m x 2.59m)

Window looking out onto Sumerlin Drive.

Bedroom 2 10' 6" x 8' 6" (3.20m x 2.59m)

Window overlooking the rear garden.

Bedroom 3 7' 11" x 7' 7" (2.41m x 2.31m)

Window to rear.

Bathroom

Beautifully fitted with a three piece suite of WC, contemporary floating washhand basin with drawer storage below, bath with mains shower and glass shower screen door. Fully tiled walls, wood effect floor, ladder radiator, obscure window, spotlights, extractor fan.

OUTSIDE

From Sumerlin Drive a pathway extends down the side of the property and leads to the former garage. The front garden is laid to lawn and there is a path to the front door. Access to the rear garden can be gained via a lockable gate.

Rear Garden

Immediately outside of the property is a patio, water tap, there is an area of level lawn which extends round the back of the former garage and the garden is bound by a mixture of feather-board and panelled fencing.

The Former Garage 16' 9" x 9' 4" (5.10m x 2.84m)

The garage has now been converted and is plaster-boarded with spotlights, wood effect floor and a window and could be used as a home office or playroom.

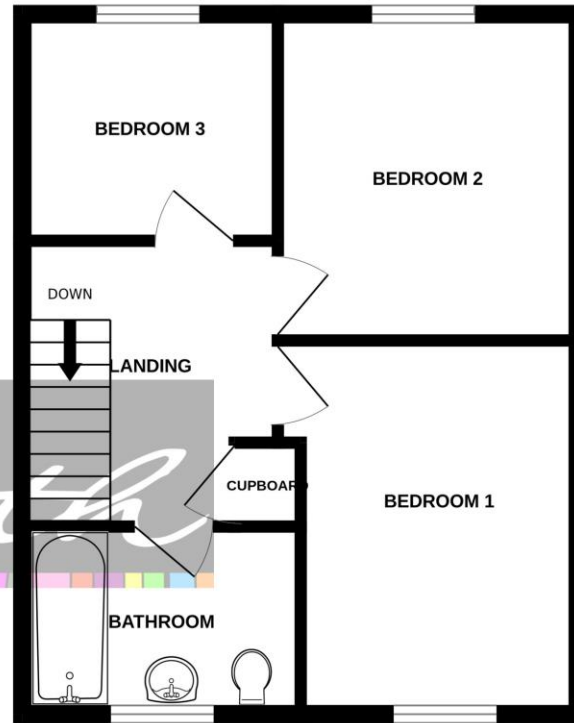
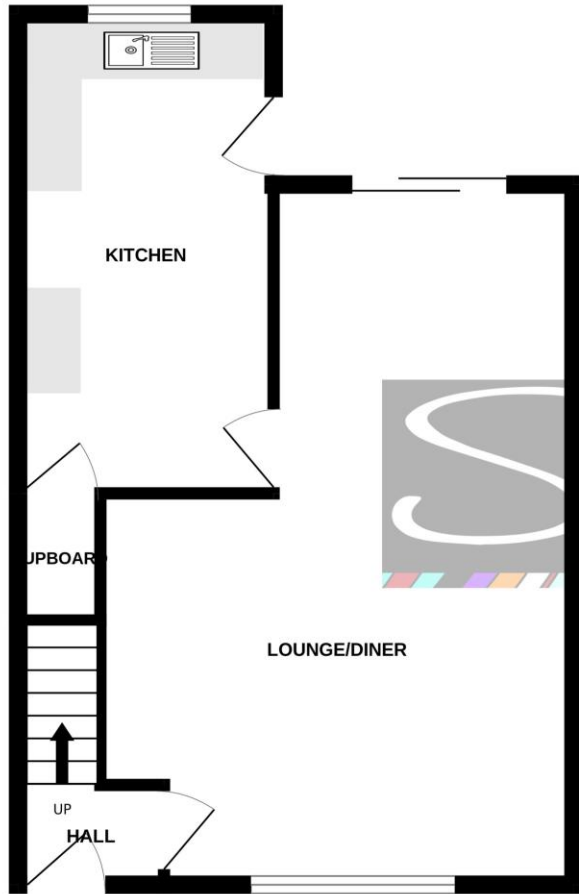






GROUND FLOOR

1ST FLOOR



Semi Detached House



Freehold



3



Garden



1



C



1

EPC

C



Gas Central Heating



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 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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