



23 Fairleigh Road, Clevedon, BS21 7XA  
**£495,000**

Steven  
*Smith*



Situated in a favoured West End location, this beautifully presented detached property will make the ideal family home. The ground floor accommodation begins with a spacious entrance hall leading to a contemporary kitchen with a host of integrated appliances, modern cloakroom and a welcoming extended lounge/dining room to the rear. This delightful reception room benefits from two sets of French doors leading to the rear gardens and a inviting woodburning stove, perfect for those cosy nights in! To the first floor, there are four well proportioned bedrooms and a modern family bathroom with white suite and attractive metro tiling. Throughout, the property benefits from a bright and airy feel and pleasing decoration. Outside, there is ample parking to the front together with access to the single garage, handy for storage of larger items and motoring enthusiasts. To the rear, the garden benefits from a level lawn, patio and is attractively planted to add touches of colour and interest. For those who like to potter, there is a vegetable patch and timber storage shed. Fairleigh Road is ideally located for access to favoured primary schools, supermarkets and Clevedon's leisure centre. The town's glorious marine lake and much celebrated sea front is also within a level walk. A truly special home and a must to view!

## **Accommodation (All measurements are approximate)**

### **Entrance**

Composite entrance door with feature glazed panels leading to:

### **Entrance Hall**

A spacious entrance hall with staircase rising to first floor, under stairs storage cupboard, door to:

### **WC**

With suite comprising wc and basin with mosaic tiled splashback. Obscure double glazed window. Radiator.

### **Kitchen 11' 10" x 9' 6" (3.60m x 2.89m)**

Beautifully fitted with a range of contemporary wall and base units with marble effect work surfaces over, single sink and drainer unit with mixer tap, breakfast bar. Integrated appliances include double oven, induction hob, dishwasher, washing machine, fridge and freezer. Double glazed door to side.

### **Lounge/Dining Room 19' 6" x 18' 9" maximum measurements (5.94m x 5.71m)**

L shaped room.

### **Lounge Area**

With French doors leading to rear patio. Radiator. A woodburning stove set in a feature brick fireplace with wooden

mantle and tiled hearth provides a welcoming focal point.

### **Dining Area**

With French doors leading to rear garden and further window to side. Radiator.

### **First Floor**

With double glazed window at half landing level providing a good amount of natural light.

### **Landing**

Doors to:

### **Bedroom 1 13' 6" x 9' 11" maximum 6'11" minimum (4.11m x 3.02m)**

Window to side. Radiator.

### **Bedroom 2 9' 8" x 9' 1" (2.94m x 2.77m)**

Window to front. Radiator.

### **Bedroom 3 10' 0" x 12' 9" maximum 8'2" minimum (3.05m x 3.88m)**

Window to rear. Radiator.

### **Bedroom 4 10' 8" x 6' 0" (3.25m x 1.83m)**

Window to rear. Radiator.

### **Bathroom**

With contemporary suite comprising bath with shower over and glazed shower screen, wc and basin set into vanity unit. Partially tiled walls. Ladder radiator. Obscure glazed window.

### Outside

Mainly landscaped to provide ample off street parking. Small area of laid lawn. Side gate.

### Rear Garden

Attractively maintained with areas of laid lawn and patio. Enclosed by fencing. Vegetable patch, fish pond, wooden tool shed and wooden pergola providing the perfect spot under which to sit and enjoy the garden!

### Single Garage

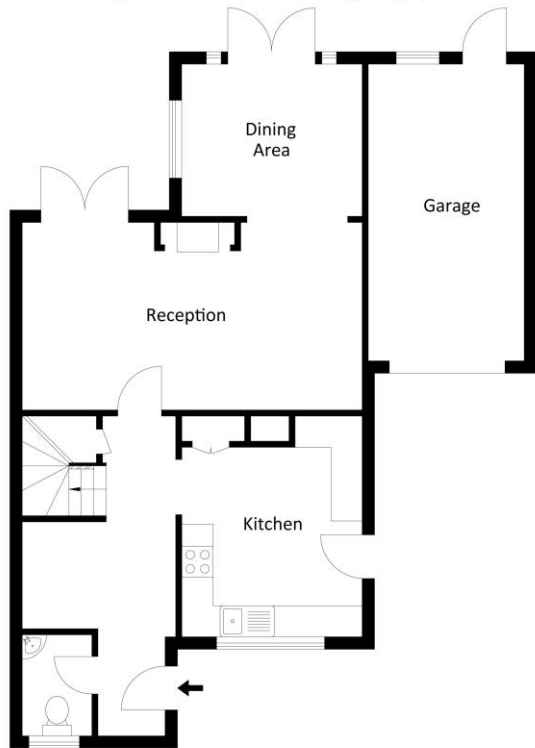
With light and power. Up and over door to front and pedestrian door to rear.





**23 Fairleigh Road, Clevedon**

Approx. Area 673.9 Sq.Ft - 62.6 Sq.M  
(Total area includes garage)



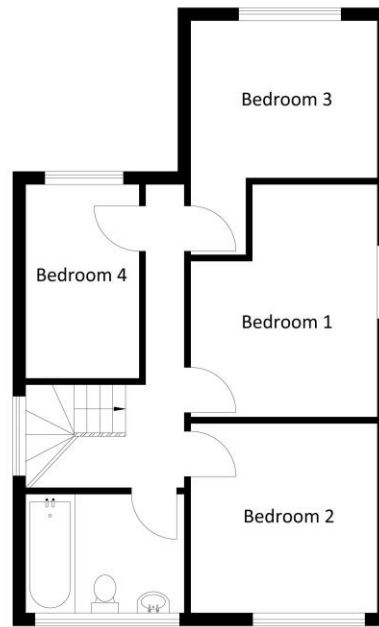
**Ground Floor**

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.

**23 Fairleigh Road, Clevedon**

Approx. Area 500.3 Sq.Ft - 46.5 Sq.M



**First Floor**

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Detached House



Freehold



4



Garden



1



D



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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