



44 Kingston Avenue, Clevedon, BS21 6DZ  
**£299,950**

Steven  
*Smith*



Occupying a popular residential location with level access to Clevedon Town Centre, this well presented semi detached property is certain to be of great appeal to a wide range of potential purchasers. Offering deceptively spacious accommodation over two floors, this charming home benefits from a light and airy feel. The ground floor comprises generous sitting room with bay window to the front, contemporary kitchen and separate dining room with access onto the rear gardens. Also on this level, there is a modern bathroom with white suite. To the first floor, there are two well proportioned double bedrooms, the master of which benefits from a modern ensuite wet room. Outside, a long driveway provides ample off street parking together with access to the garage. To the rear, the garden is predominantly landscaped. Although now in need of some attention, it proves a great project for those with green fingers to create their perfect outdoor retreat. Kingston Avenue is conveniently situated for a short walk to a host of amenities, excellent schools, Clevedon Medical Centre and Aldi Supermarket.

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

#### **Entrance**

Double glazed entrance door leading to:

#### **Entrance Hall**

With stairs rising to first floor. Doors to:

#### **Lounge 15' 9" x 10' 10" (4.8m x 3.3m)**

A bright and airy room with large bay window to front. Feature electric fireplace. Door to kitchen.

#### **Kitchen 14' 1" x 9' 10" (4.3m x 3m)**

Beautifully refitted kitchen comprising comprehensive range of contemporary wall and base units with work surfaces over, sink and drainer unit with mixer tap. Integrated oven and hob with extractor over. Space and plumbing for automatic dishwasher and washing machine. Tiled floor. Inset spotlights. Access through to:

#### **Dining Room 11' 2" x 7' 7" (3.4m x 2.3m)**

With sliding patio doors to rear garden and further door to side.

#### **Bathroom**

With obscure double glazed window. White suite comprising panelled bath with electric shower over and glazed shower screen, wash hand basin with cupboard under, wc. Tiled walls and tiled floor.

#### **First Floor**

#### **Landing**

With loft access. Doors to:

#### **Bedroom 1 15' 9" x 10' 10" (4.8m x 3.3m)**

A well proportioned, light and airy room with window to front. Door to:

#### **En Suite Wet Room**

With white suite comprising mains shower, wash hand basin with cupboard under, wc. Window to side. Partially tiled walls. Airing cupboard.

#### **Bedroom 2 9' 10" x 8' 6" (3m x 2.6m)**

With window to rear. Built in storage.

#### **Outside**

A long driveway to the front provides parking for several vehicles. Lawned area to the front. Access to:

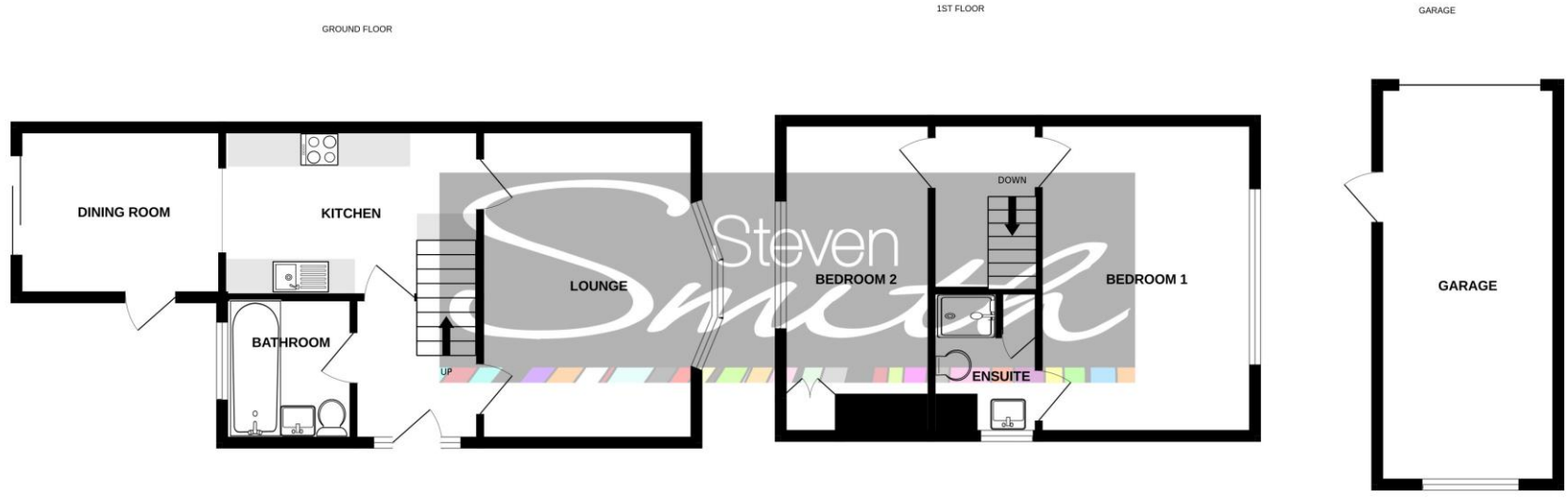
#### **Garage 20' 0" x 8' 6" (6.1m x 2.6m)**

Up and over door. Light and power. Pedestrian door to side. Window to rear.

#### **Rear**

An enclosed rear garden. Mainly landscaped with some raised borders and mature shrubs and trees. In need of some attention but certain to be a lovely outdoor space!





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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 Semi Detached House

 Freehold

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 Garden

 2

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**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.

A: 12 The Triangle, Clevedon, North Somerset BS21 6NG  
T: 01275 877771 W: [stevensmithhomes.co.uk](http://stevensmithhomes.co.uk)  
E: [steven@stevensmithhomes.co.uk](mailto:steven@stevensmithhomes.co.uk) FB: @stevensmithhomes

Steven Smith Town & Country Estate Agents Ltd. Registered Address: 12 The Triangle, Clevedon, North Somerset BS21 6NG. Registration Number: 7177353. Registered in England & Wales

