



41 Elgar Close, Clevedon, BS21 5BS
£345,000

Steven
Smith



This attractive modern property is situated in a favoured residential location close to schools, supermarkets and leisure facilities and is certain to make an ideal family home. Built to Pye Homes' cottage style design with inviting features such as pretty brickwork and beamed ceilings, the accommodation is well presented, welcoming and offers a generous amount of space. To the ground floor, a well proportioned sitting room provides a light and airy space perfect for relaxing and entertaining whilst the thoughtful adaptation of the former garage provides an impressive front to back kitchen/dining room, which has been beautifully fitted to include contemporary units and a breakfast bar for less formal mealtimes. This floor is completed with a useful separate utility and downstairs cloakroom. To the first floor, there are three bedrooms with fitted storage/furniture and a modern family bathroom. Outside, there is off street parking to the front for up to 3 cars and, to the rear of the property, a low maintenance garden laid to artificial lawn and patio with a delightful summerhouse to enjoy.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to:

Hall

Wood effect floor. Door opens to:

Sitting Room 20' 9" x 11' 3" (6.32m x 3.43m)

Measurements include stairs to first floor. Understairs storage, window to front, wood effect floor, spotlights, cottage style ceiling.

Kitchen/Diner 26' 10" x 8' 4" (8.17m x 2.54m)

A very impressive front to back room, the kitchen is fitted with a range of shaker style wall and base units with working surfaces, double electric oven, four ring gas hob with contemporary extractor hood, ceramic sink, integrated dishwasher and separate integrated undercounter fridge and freezer. Breakfast bar, tiled effect floor, space for a dining table, spotlights in the kitchen area. Opening to:

Utility 6' 3" x 5' 1" (1.90m x 1.55m)

With plumbing for washing machine and work surface above. Door and window to rear garden, tiled floor.

Cloakroom

White suite of WC, washhand basin with tiled splashback, tiled effect floor, obscure window.

FIRST FLOOR

Landing. Access to loft space and the airing cupboard housing the Vaillant gas fired combination boiler. Exposed floorboards.

Bedroom 1 12' 8" x 9' 11" (3.86m x 3.02m)

Measurements include open fronted built in wardrobe. Window overlooking the rear garden, exposed floorboards.

Bedroom 2 10' 6" x 9' 0" (3.20m x 2.74m)

Measurements include the built in wardrobes and over bed storage. Window to front, exposed floorboards.

Bedroom 3 7' 6" x 7' 6" (2.28m x 2.28m)

Measurements exclude an overstairs storage area. Exposed floorboards, window to front.

Bathroom

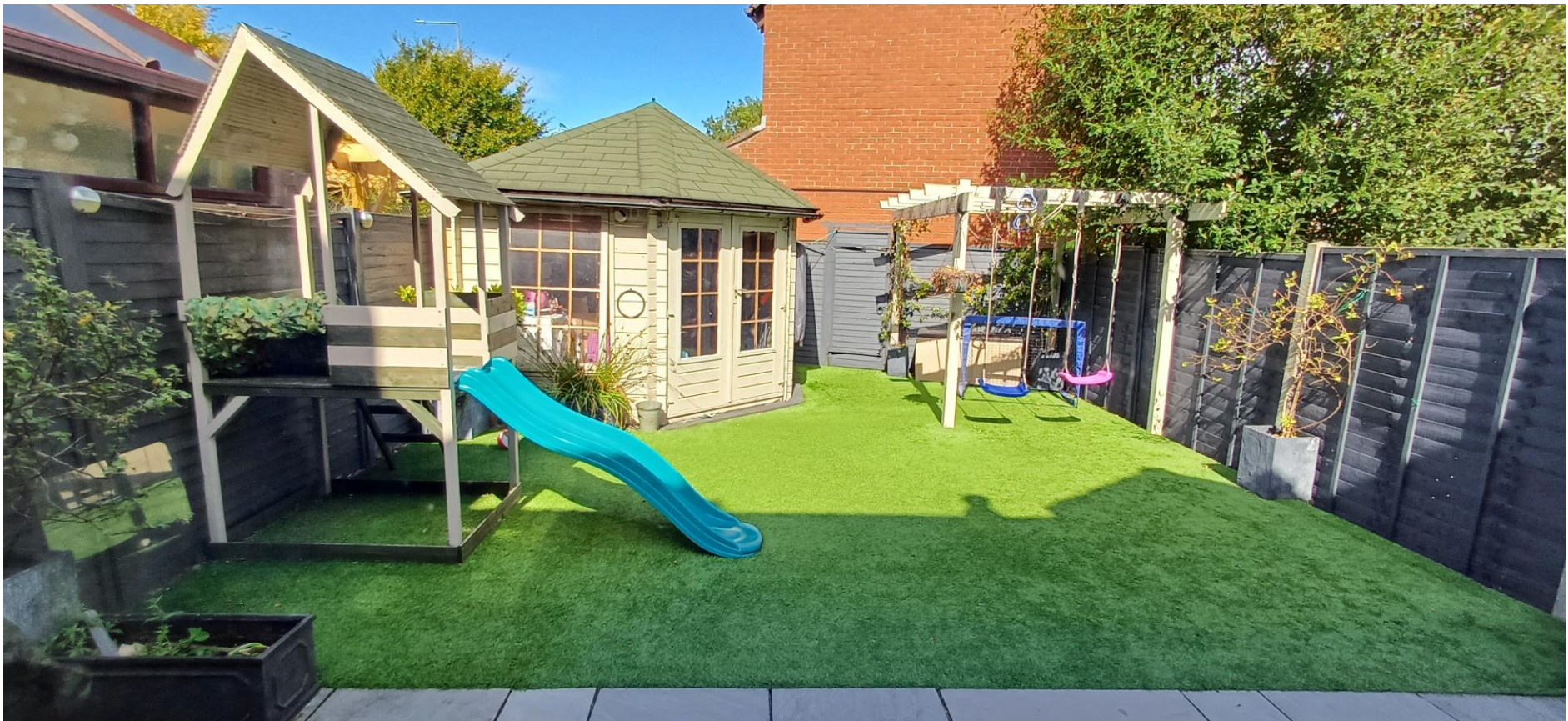
Beautifully fitted with a three piece white suite of WC with concealed cistern, washhand basin set into vanity unit with storage below, bath with mains shower and glass shower screen door. Partially tiled walls, tiled effect floor, ladder radiator, obscure window, spotlights, extractor fan.

OUTSIDE

From Elgar Close immediately outside of the property there is parking for up to three cars. There is then access to the front door.

Rear Garden

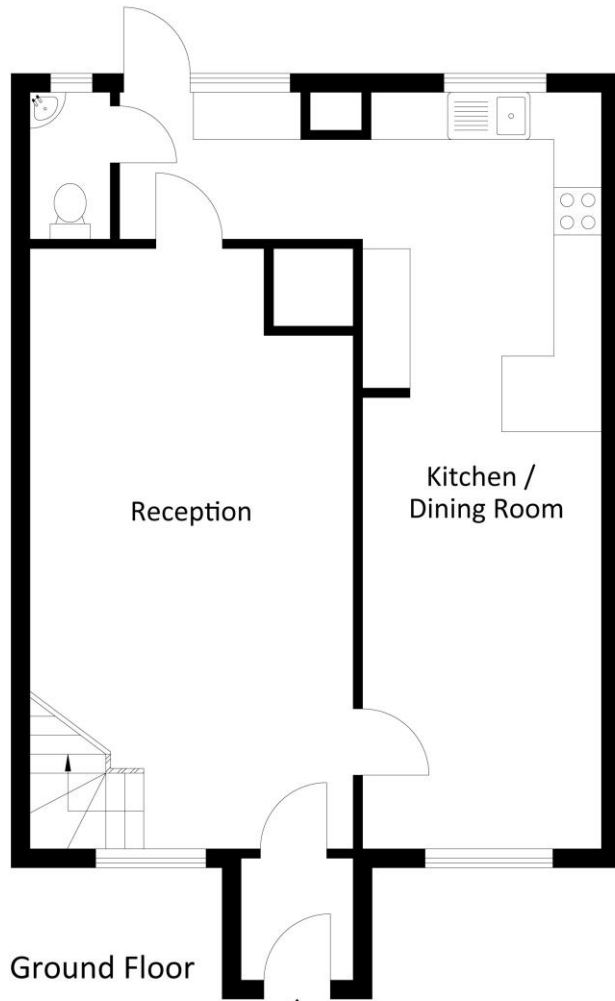
Immediately outside of the property is a patio which then leads to an area of artificial lawn and at the rear of the garden a lockable gate. The garden is bound by pillared fencing, outside water tap. There is a pergola and at the end of the garden a very useful summer house.





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Approx. Area 536.60 Sq.Ft - 49.80 Sq.M



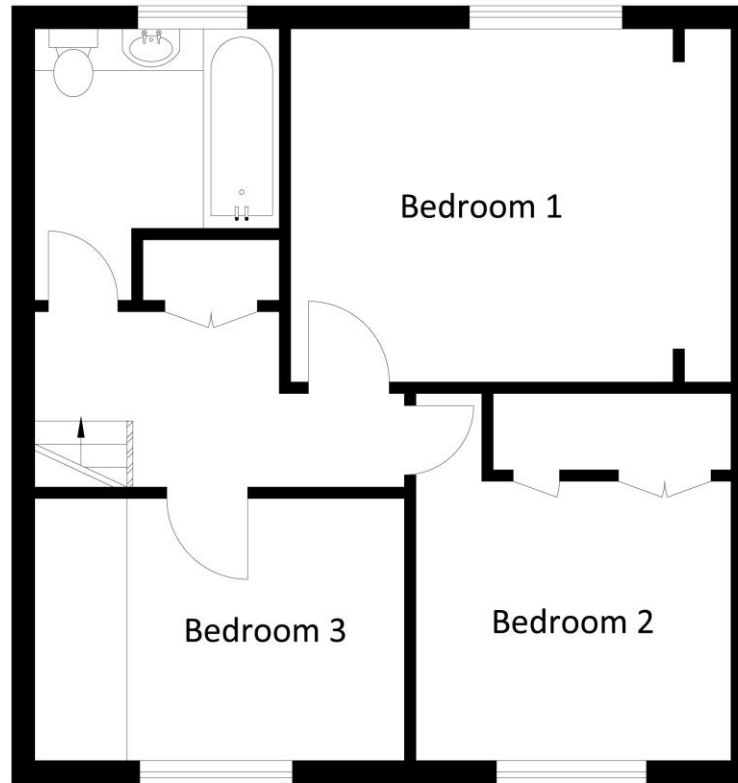
Ground Floor

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.

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Approx. Area 408.40 Sq.Ft - 37.90 Sq.M



First Floor

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Terrace House



Freehold



3



Garden



1



C



1

EPC

C



Gas Central Heating



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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