



1 Sandford Close, Clevedon, BS21 7UZ  
**£595,000**

Steven  
*Smith*





Welcome to this stunning, modern detached five/six bedroom family home located in the picturesque seaside town of Clevedon. Perfectly blending contemporary design with practicality, this property offers an ideal space for modern living, with elegant finishes throughout. The open plan living dining area is bathed in natural light, thanks to large windows and french doors that lead directly onto the beautiful garden which is ideal for entertaining and family gatherings. The sleek, modern kitchen is equipped with built in appliances, ample storage, providing the perfect space for cooking and casual dining. The house boasts four/five well sized, including a luxurious master suite with a private en suite bathroom. All rooms have been designed with comfort and style in mind, offering plenty of space for family members or guests. The property features a family bathroom, an en-suite in the master bedroom, and a convenient downstairs WC, all finished with contemporary fixtures and elegant tiling. Step outside into the private garden, perfect for outdoor dining and enjoying the fresh Clevedon air. The property comes with off street parking and a single garage, providing ample space for vehicles and storage. Situated in a quiet, family friendly area of Clevedon, this home is within easy reach of local amenities, excellent schools, and the charming Clevedon seafront. With its

modern design and fantastic location, this house offers an exceptional opportunity to enjoy contemporary living in one of North Somerset's most desirable coastal towns.

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

#### **GROUND FLOOR**

Front door opens to:

#### **Hall**

Stairs to first floor, wood floor, understairs cupboard.

#### **Cloakroom**

With WC, contemporary glass washhand basin, partially tiled walls, tiled floor, chrome ladder radiator, obscure window, spotlights.

#### **Open Plan Living**

#### **Kitchen Area 22'4" x 19'8" max 7'7" min**

Beautifully fitted with a comprehensive range of high gloss wall and base units with a stainless steel sink, double electric oven, four ring electric hob with contemporary extractor hood. Space for an American style fridge/freezer, integrated dishwasher and washing machine, stone worktops, spotlights, window looking out onto the front drive and door to side. Solid wood floor flows through into:

#### **Dining Area 12' 9" x 10' 9" (3.88m x 3.27m)**

A great entertaining space with french doors opening to the rear gardens. Spotlights and opening to:

#### **Sitting Area 13' 7" x 13' 2" (4.14m x 4.01m)**

A great space with a window overlooking the rear garden. Option to have home cinema set up.

#### **Study/Bedroom 5 13' 3" x 7' 9" (4.04m x 2.36m)**

With window looking out onto Sandford Close, wood effect floor.

#### **Conservatory 9' 4" x 8' 7" (2.84m x 2.61m)**

A great addition to the property of double glazed construction with a pitched roof, solid wood floor, french doors opening to the rear garden.

#### **FIRST FLOOR**

**Split Landing.** Access to loft space.

#### **Bedroom 1 13' 3" x 10' 8" (4.04m x 3.25m)**

Window overlooking the rear garden, wood effect floor. Opening to:

#### **The Bathing Area 7' 9" x 5' 11" (2.36m x 1.80m)**

With a his and hers bath, contemporary wall mounted wash hand basin with storage below, partially tiled walls, tiled floor, obscure window, chrome ladder radiator.



**Bedroom 2 13' 10" x 9' 4" (4.21m x 2.84m)**

Window to rear, wood effect floor.

**Bedroom 3 10' 11" x 9' 3" (3.32m x 2.82m)**

Window overlooking the rear garden, wood effect floor.

**Bedroom 4 9' 4" x 8' 8" (2.84m x 2.64m)**

Window looking out onto Sandford Close, wood effect floor.

**Bedroom 5 7' 8" x 6' 11" (2.34m x 2.11m)**

Currently being used as a beauty room, window to front, wood effect floor.

**Family Bathroom**

Beautifully fitted with a three piece white suite of WC, washhand basin, shower bath with mains shower and glass shower screen door, partially tiled walls, tiled floor, chrome ladder radiator, obscure window, shaving point.

**OUTSIDE**

From Sandford Close a pathway leads to the front door, to the right hand side there is a block paved area providing parking for one car and to the left hand side an area of lawn. Access to the rear garden can be gained via a lockable gate.

**The Rear Garden**

1 Sandford Close certainly has a lovely rear garden, immediately outside of the french doors from the conservatory is a raised deck which then gives access to a hot tub under a pergola. At the far right

hand side of the rear of the garden there is the outside bar with seating set on a patio. There is a second block paved area which is a great place for bbqs and entertaining. There is an area of level lawn and the garden is bound by close feather-board fencing on one side and on the other side concrete pillared panelled fencing. There is a personal door giving access to the garage which has power and light, up and over door and out of the front of the garage is a block paved area providing a further parking space.

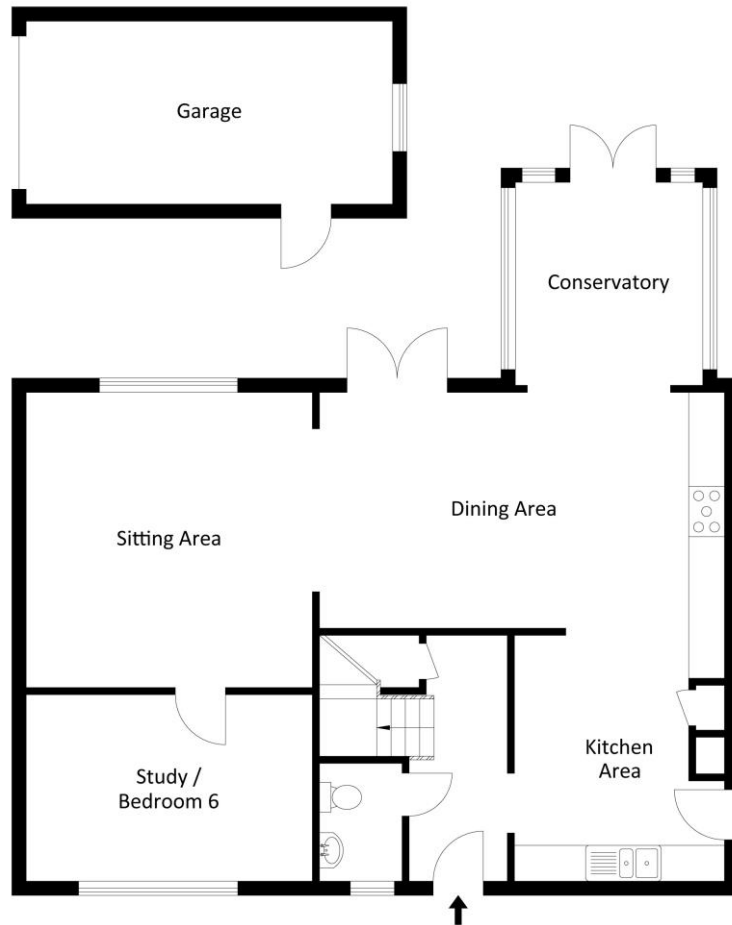






## 1 Sandford Close, Clevedon

Approx. Area 942.6 Sq.Ft - 87.60 Sq.M  
(Total Area Includes Garage)



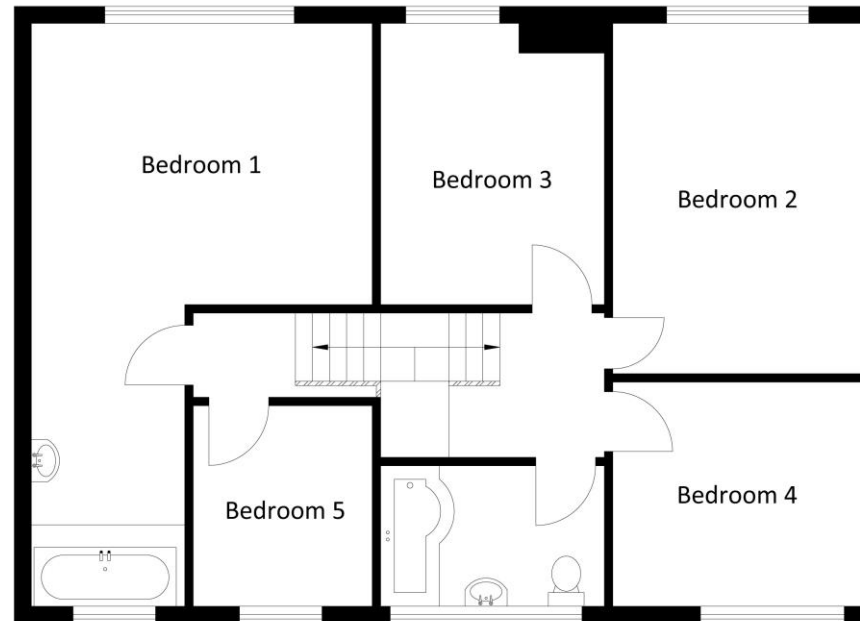
Ground Floor

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.

## 1 Sandford Close, Clevedon

Approx. Area 728.40 Sq.Ft - 67.70 Sq.M



First Floor

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Detached House



Freehold



4



Garden



2



D



2

**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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