



FOR SALE  
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43 Braikenridge Close, Clevedon, BS21 5LA  
**£365,000**

Steven  
*Smith*





This truly delightful modern property is presented to the highest of standards and will make a fabulous family home. Light, airy and spacious throughout, the accommodation comprises welcoming sitting room, contemporary and well proportioned kitchen/diner leading onto the rear garden, three bedrooms and an attractive hotel style bathroom with three piece suite. Outside, there is parking and a garage to the front, useful for additional storage and, to the rear, there is an enclosed garden which is mainly laid to lawn with a decked area, perfect for a table and chairs. Braikenridge Close enjoys a convenient location close to well regarded primary schools, supermarkets, Clevedon's leisure centre and picturesque riverside walks. Properties within this popular cul de sac do not come to market often so early interest is expected!

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

#### **GROUND FLOOR**

Front door opens to:

#### **Hall**

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

#### **Sitting Room 15' 5" x 12' 4" (4.70m x 3.76m)**

Measurements exclude an understairs cupboard. Window looking out onto Braikenridge Close, wood effect floor. Door opens to:

#### **Kitchen/Diner 15' 4" x 9' 7" (4.67m x 2.92m)**

Beautifully fitted with a range of wall and base units with Mirostone work surfaces incorporating sink and a drainer. Double electric oven, four ring gas hob with contemporary extractor hood, plumbing for washing machine and dishwasher, space for a fridge/freezer. Tiled splashbacks, wood effect floor, access to the Worcester gas fired combination boiler, window and french doors to rear garden.

#### **FIRST FLOOR**

**Landing.** Access to loft space, window to side and a cupboard.

#### **Bedroom 1 14' 0" x 9' 4" (4.26m x 2.84m)**

Recess area ideal for freestanding wardrobes and window looking out to front.

#### **Bedroom 2 11' 6" x 9' 4" (3.50m x 2.84m)**

Recess area ideal for freestanding wardrobes. Window overlooking the rear garden.

#### **Bedroom 3 9' 6" x 6' 0" (2.89m x 1.83m)**

Measurements include an overstairs cupboard. Window to front.

#### **Bathroom**

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

#### **OUTSIDE**

From Briakenridge Close a stone shingle driveway provides off road parking, there is an area of lawn, then is then access to the single garage with up and over door, power and light.

#### **The Rear Garden**

Which can be accessed via a personal door from the garage or the french doors from the kitchen/diner. The garden is laid to level lawn with an area of decking and is bound by feather-board fencing. Outside water tap and electrical sockets.

#### **Garage 16' 7" x 8' 2" (5.05m x 2.49m)**

Up and over door, power and light.



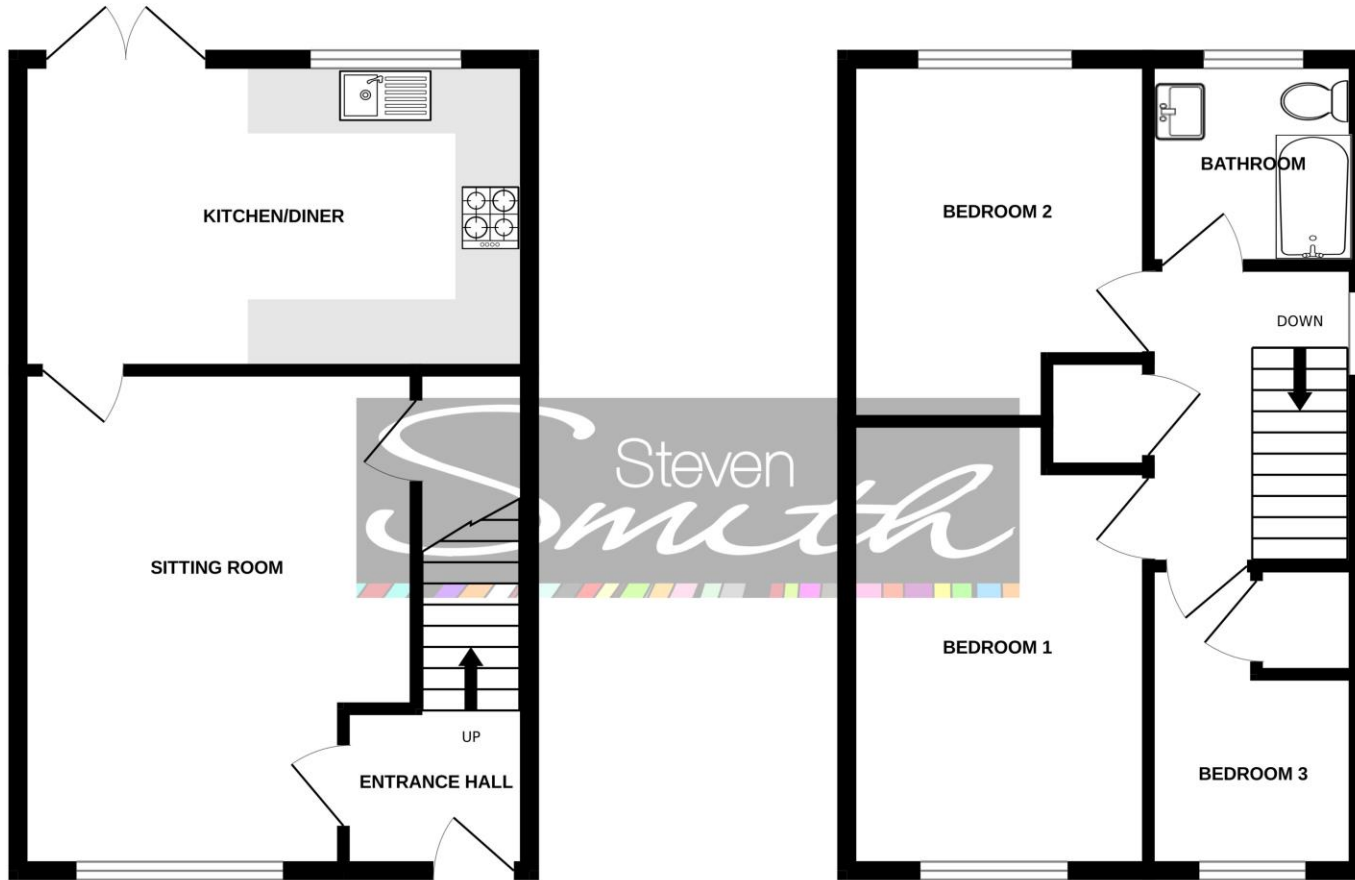






GROUND FLOOR

1ST FLOOR



Semi Detached House



Freehold



3



Garden



1



C



1

**EPC**

C



Gas Central Heating



Garage and 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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**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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