



15 Bradford Close, Clevedon, BS21 5ES

**£450,000**

Steven  
*Smith*



Welcome to this stunning four bedroom detached home, perfectly positioned in a sought after cul de sac within Clevedon. Designed for contemporary living, this property offers a seamless blend of elegance, comfort and functionality, making it ideal for families or those seeking a peaceful yet convenient location. The heart of the home features a spacious kitchen diner and a lovely living room ideal for entertaining or family gatherings. Step outside to the rear garden with two patios, perfect for al fresco dining or playtime with the family. The property benefits from a private driveway and a single garage, ensuring parking convenience. Situated in Clevedon, known for its picturesque coastal scenery and vibrant community. You'll enjoy easy access to local amenities, highly regarded schools and excellent transport links to Bristol and beyond. This beautifully presented home offers everything you need for contemporary living in a desirable coastal town. Don't miss the opportunity to make it yours.

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

GROUND FLOOR Front door opens to:

#### **Hall**

Wood effect floor, stairs to first floor.

#### **Cloakroom**

White suite of WC, washhand basin with storage below and tiled splashback, tiled floor, obscure window.

#### **Sitting Room 15'9" x 11'4" max 10'8" min**

A bay style window with plantation shutters looks out onto Bradford Close, wood effect floor, gas effect coal fire with matching mantle and hearth.

#### **Kitchen/Diner 19' 3" x 8' 7" (5.86m x 2.61m)**

Fitted with a range of wall and base units with working surfaces, stainless steel sink, plumbing for washing machine and dishwasher, gas and electric cooker points, tiled splashbacks, wood effect floor, space for a dining table, spotlights, two windows and door opening to:

#### **Conservatory 12' 5" x 9' 11" (3.78m x 3.02m)**

Of PVC double glazed construction with a dwarf wall and clear glass roof, radiator so room can be used all year round and french doors opening to the rear garden.

#### **FIRST FLOOR**

Landing. Obscure window to side, access to loft space and an overstairs cupboard.

#### **Bedroom 1 12' 8" x 10' 0" (3.86m x 3.05m)**

Window looking out onto Bradford Close.

#### **Bedroom 2 10'9" max 9'3" min x 8'10"**

Window overlooking the rear garden.

#### **Bedroom 3 8' 5" x 7' 9" (2.56m x 2.36m)**

Window to rear. Measurements exclude a built in cupboard.

#### **Bedroom 4 10' 2" x 6' 6" (3.10m x 1.98m)**

Window to front.

#### **Bathroom**

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

#### **OUTSIDE**

From Bradford Close a pathway extends down the side of the property and leads to the front door. The front garden is laid to lawn and there is also a driveway providing off road parking leading to the single garage with up and over door and power and light. Access to the rear garden can be gained via a lockable side gate.

#### **The Rear Garden**

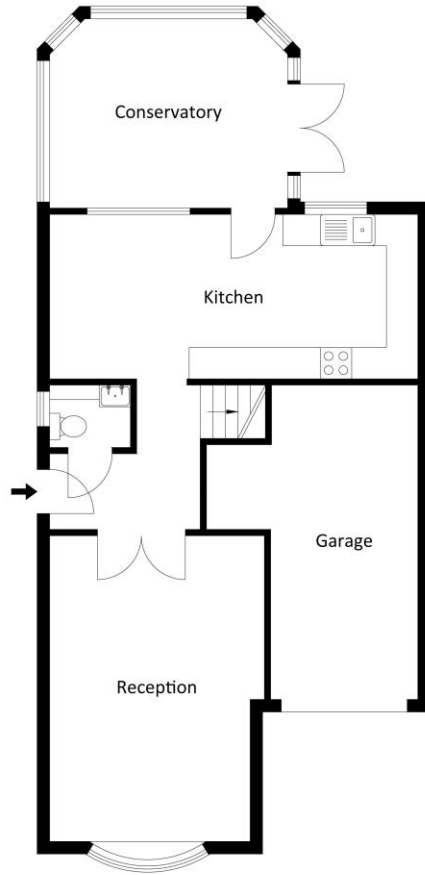
Immediately outside of conservatory is a patio then there is an area of level lawn with established shrubs and perennials to borders and a second generous patio at the rear of the garden with two feature trees. The garden is bound by close panelled board fencing and offers a good amount of privacy. Outside water tap.







**15 Bradford Close, Clevedon**  
 Approx. Area 702.12 Sq.Ft - 65.23 Sq.M  
 (Total area includes garage)

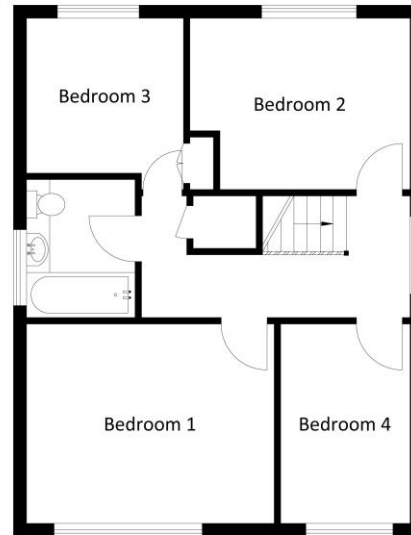


Ground Floor

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.

**15 Bradford Close, Clevedon**  
 Approx. Area 488.35 Sq.Ft - 45.37 Sq.M



First Floor

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Detached House



Freehold



4



Outside Space



1



D



2

**EPC**

C



Gas Central Heating



Parking & Garage





**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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