



2 Macleod Close, Clevedon, BS21 7UH  
**£525,000**

Steven  
*Smith*



Located in the picturesque town of Clevedon, this cleverly extended semi detached home offers an appealing combination of modern living and serene natural surroundings. Situated in a sought after location, the property boasts the rare advantage of backing directly onto the tranquil river, creating a peaceful retreat right on your doorstep. The ground floor features a bright and airy living space, perfect for family gatherings and entertaining. The heart of the home includes a fully equipped kitchen with contemporary fittings, ample storage, which opens to a dining area. The snug room can also be used as a sixth bedroom if required. Upstairs offers 5 bedrooms ideal for a growing family or versatile use as home offices or guest rooms. The bathroom has been recently refitted and will not disappoint. Step outside into the rear garden with a patio area for alfresco dining, leading down to the riverbank, a haven for nature lovers. A private driveway provides ample parking. Located within easy reach of Clevedon's charming seafront, independent shops, and excellent schools, don't miss the opportunity to make this riverside haven your forever home.

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

#### **GROUND FLOOR**

Front door opens to:

#### **Impressive Hallway 17' 3" x 11' 3" (5.25m x 3.43m)**

Measurements include stairs to first floor, understairs cupboard, cupboard for shoes and coats, window to front.

#### **Sitting Room 20'7" max 11'2" min x 15'3" max 10'10" min**

A lovely room with window and sliding doors opening to the rear garden. Feature fireplace with a coal effect gas fire. Door to:

#### **Kitchen 12' 9" x 8' 10" (3.88m x 2.69m)**

Fitted with a range of oak fronted wall and base units with granite work surfaces incorporating a sink with drainer and mixer tap. Double electric oven with four ring gas hob and contemporary extractor hood, integrated appliances to include dishwasher, washing machine and fridge/freezer, tiled splashbacks. Spotlights, window looking out onto Macleod Close. Tiled effect floor flows through into:

#### **Dining Room 9' 10" x 9' 8" (2.99m x 2.94m)**

With door and window to front, spotlights. Door opens to:

#### **Inner Hall**

With tiled effect floor and leading to the following accommodation:

#### **Snug Room/Bedroom 6 14'7" max 9'8" min x 9'9" max 5'10" min**

Pretty feature place, sliding patio door to rear garden.

#### **Cloakroom**

White suite of WC, washhand basin, fully tiled walls and tiled effect floor, obscure window, extractor fan.

#### **FIRST FLOOR**

**Landing.** Access to loft space.

#### **Bedroom 1 15' 3" x 11' 4" (4.64m x 3.45m)**

Window provides a pleasant outlook over the rear garden towards the neighbouring river and to the right hand side Marshalls Fields and in the far distance Sand Bay.

#### **Bedroom 2 10' 11" x 9' 0" (3.32m x 2.74m)**

Window overlooking the rear garden and neighbouring river.

#### **Bedroom 3 13'9" max 7'1" min x 9'9" max 6'8" min**

A double bedroom with window providing the same pleasant outlook as bedroom 1.

#### **Bedroom 4 13'9" max 7'6" min x 9'9" max 6'8" min**

A fourth double bedroom with window looking out onto Macleod Close.

#### **Bedroom 5 12'0" max 6'7" min x 8'5" max 5'5" min**

With window to front.



### Family Bathroom

Beautifully refitted with a four piece white suite of WC, contemporary washhand basin with drawer storage below, corner bath with handheld shower attachment and a separate shower cubicle with main shower. Fully tiled walls, wood effect floor, chrome ladder radiator, obscure window, spotlights, extractor fan.

### OUTSIDE

From Macleod Close the front of Number 2 has been laid to attractive block paving providing parking for up to 3 cars. There are small stone chipping areas which are ideal for freestanding pots. There is then access to the front door and the second door into the dining room. Access to the rear garden can be gained via a lockable side gate.

### Rear Garden

The rear garden has the added advantage of being predominantly south facing, immediately outside of the property is a generous patio which opens onto an area of level lawn. The garden is bound by panelled fencing and then there is access to:

### The Workshop 11' 3" x 7' 11" (3.43m x 2.41m)

With power and light.

From the garden there is also a lockable gate giving access out onto the neighbouring riverbank which is perfect for dog walking etc.

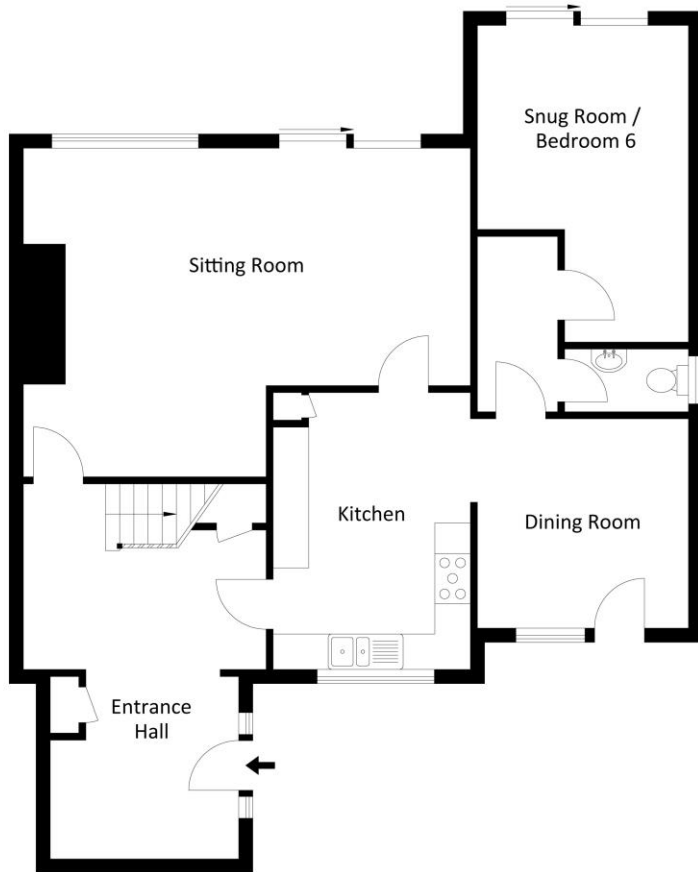






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Approx. Area 847.80 Sq.Ft - 78.80 Sq.M



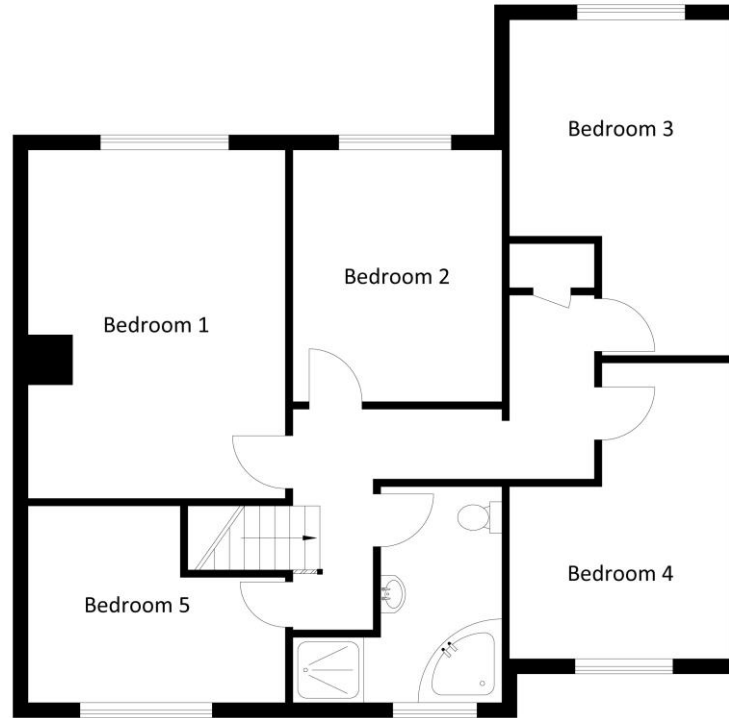
Ground Floor

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.

**2 Macleod Close, Clevedon**

Approx. Area 773.80 Sq.Ft - 71.90 Sq.M



First Floor

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Semi Detached House



Freehold



5



Garden



1



C



3

**EPC**

D



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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