



28 Woodington Road, Clevedon, BS21 5LB
£425,000

Steven
Smith

Located in a sought after neighbourhood of Clevedon, this delightful detached home offers a perfect blend of charm and modern convenience. The property is ideal for families, professionals, or anyone seeking a peaceful retreat near the coast. Inside you will find a spacious lounge with large windows, allowing ample natural light and offering a cozy ambiance. The kitchen with immaculate cabinetry, offers plenty of potential for customisation and opens onto the garden. There is a separate dining room and a wc which completes the downstairs accommodation. Upstairs you will find three comfortable bedrooms and a family bathroom. A private garden with mature shrubs, a lawn, and a patio area, are perfect for outdoor entertaining. A driveway provides ample parking, plus a garage for additional storage or vehicle space. Conveniently located close to Clevedon's amenities, including schools, shops and the beautiful seafront. This home retains its original character while offering plenty of potential for updates to suit your personal style.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to:

Hall

Understairs storage, stairs to first floor.

Cloakroom

WC and sink. Heated towel rail, frosted window.

Sitting Room 18' 10" x 10' 5" (5.74m x 3.17m)

Bay style window overlooking the front lawn.

Kitchen 13' 8" x 8' 9" (4.16m x 2.66m)

Fitted with a range of wall and base units with working surfaces, sink with mixer tap, plumbing for washing machine, space for separate undercounter fridge and freezer. Double electric oven with four ring gas hob, Access to the Vaillant gas boiler, window and door to rear garden. Tiled splashbacks, spotlights, door to dining room.

Dining Room 10' 4" x 9' 9" (3.15m x 2.97m)

Window overlooking the rear garden, access to the hall.

FIRST FLOOR

Landing. Window, access to loft. Airing cupboard.

Bedroom 1 13' 11" x 10' 10" (4.24m x 3.30m)

Window overlooking the front, built in wardrobe.

Bedroom 2 11' 10" x 10' 8" (3.60m x 3.25m)

Window overlooking the rear garden. Built in wardrobe.

Bedroom 3 11' 0" x 7' 11" (3.35m x 2.41m)

Window overlooking the front, built in wardrobe.

Shower Room

Suite of WC, washhand basin, heated towel rail, shower cubicle, tiled throughout, frosted window.

Rear Garden

Laid to lawn and patio, garage to the side.

Garage 17' 3" x 8' 7" (5.25m x 2.61m)

With up and over door, power and light

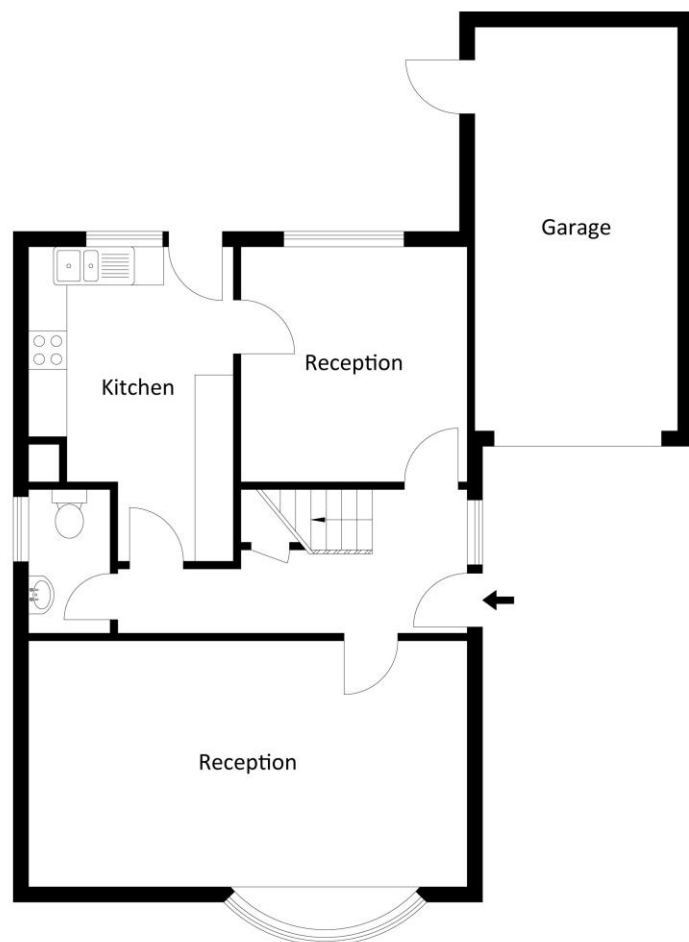






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Approx. Area 670.50 Sq.Ft - 62.30 Sq.M
(Total area includes garage)



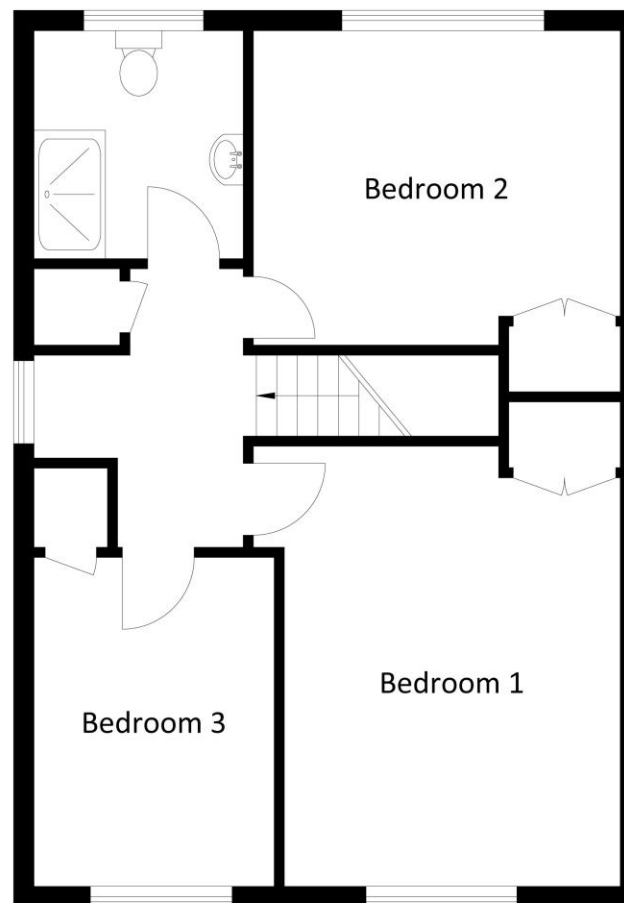
Ground Floor

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.

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Approx. Area 518.40 Sq.Ft - 48.20 Sq.M



First Floor

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Detached House



Freehold



3



Garden



1



D



2

EPC

C



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.

A: 12 The Triangle, Clevedon, North Somerset BS21 6NG

T: 01275 877771 W: stevensmithhomes.co.uk

E: steven@stevensmithhomes.co.uk FB: @stevensmithhomes

Steven Smith Town & Country Estate Agents Ltd. Registered Address: 12 The Triangle, Clevedon, North Somerset BS21 6NG. Registration Number: 7177353. Registered in England & Wales

