



59 Elgar Close, Clevedon, BS21 5BS  
**£365,000**

Steven  
*Smith*



This 3/4 bedroom family home is simply stunning! Finished to a very high standard, the current owners have done an incredible job updating the property throughout. With light and airy living space, a modern kitchen/diner, downstairs WC/utility along with a fourth bedroom/study, this home has it all. Upstairs the property consists of a three-piece family bathroom, along with three good sized bedrooms. With easy access to the low maintenance garden either via the French doors from the dining room, or outside through the side gate. The property also benefits from off street parking on the drive. Situated in the popular quiet cul-de-sac of Elgar Close, within walking distance to shops, schools, parks and local amenities. The property is sure to be popular so do not hesitate to book in to view.

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

#### **GROUND FLOOR**

Front door opens to porch great for coats and shoes. Door opens to:

#### **Open Plan Living**

#### **Lounge Area 20' 8" x 11' 5" (6.29m x 3.48m)**

A lovely space with spotlights, arch through to dining area, window to front.

#### **Kitchen/Diner 20' 2" x 7' 11" (6.14m x 2.41m)**

Beautiful newly fitted kitchen with base and eye level units, Quartz effect worktop with stainless steel sink and mixer tap, hob with extractor over, integrated oven, wood effect flooring, French doors to garden. Integrated white goods throughout, window.

#### **Office/Bedroom 4 12' 7" x 7' 10" (3.83m x 2.39m)**

Double glazed window to front. Spotlight.

#### **Cloakroom/Utility**

With white WC, washhand basin. Space for washing machine and tumble dryer (stacked) and integrated storage.

#### **FIRST FLOOR**

**Landing.** Airing cupboard.

#### **Bedroom 1 12' 10" x 9' 9" (3.91m x 2.97m)**

Window to rear.

#### **Bedroom 2 10' 7" x 8' 11" (3.22m x 2.72m)**

Window to front.

#### **Bedroom 3 11' 0" x 7' 7" (3.35m x 2.31m)**

Cleverly designed with bespoke bed above stairs.

#### **Bathroom**

Three piece white suite of WC, pedestal sink, I-shaped bath with waterfall shower over, partially tiled walls tiled floor, obscure window.

#### **OUTSIDE**

Off Elgar Close there is a driveway providing parking. Side gate to rear garden.

#### **Rear Garden**

Low maintenance garden with decking, laid to artificial grass and patio area with shed.



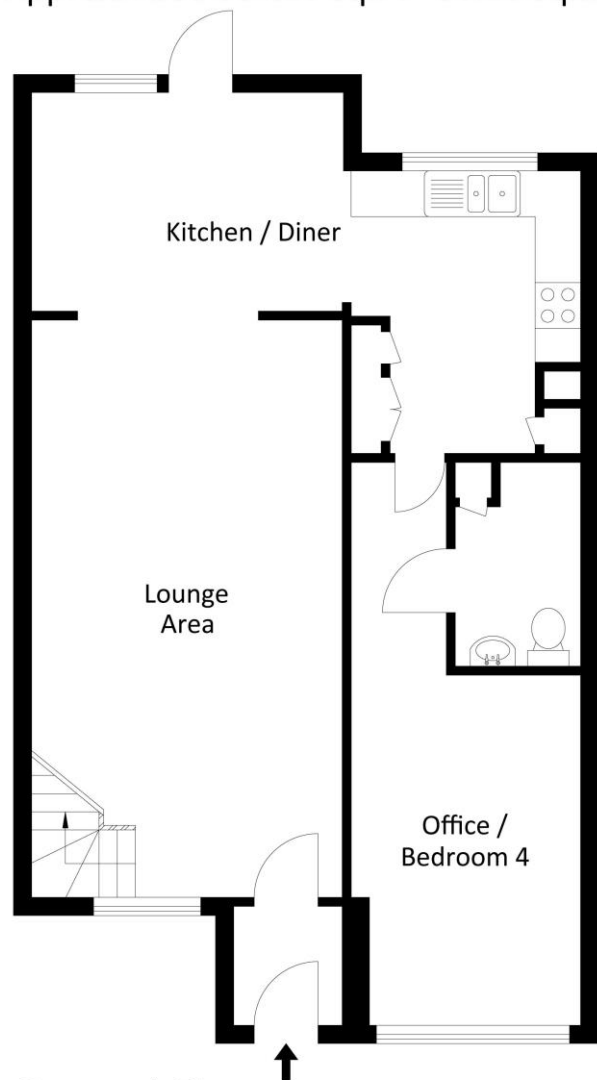






## 59 Elgar Close, Clevedon

Approx. Area 604.20 Sq.Ft - 56.10 Sq.M



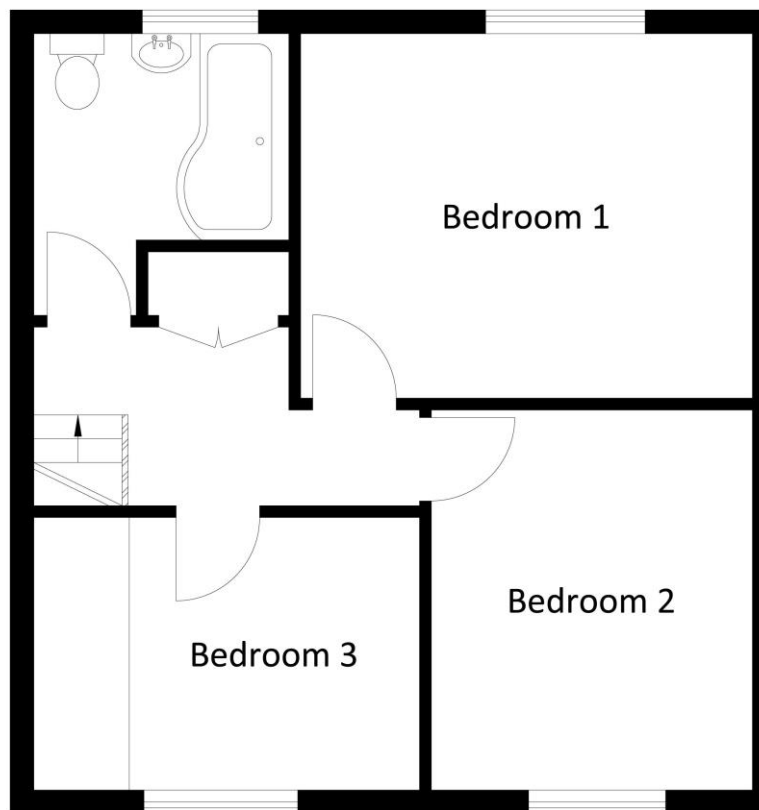
Ground Floor

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.

## 59 Elgar Close, Clevedon

Approx. Area 402.80 Sq.Ft - 38.30 Sq.M



First Floor

For illustrative purposes only. Not to scale.

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Semi Detached House



Freehold



3



Garden



1



C



2

**EPC**

C



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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