



1 The Paddock, Clevedon, BS21 6JU
£439,950

Steven
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This beautifully extended three bedroom semi detached home, located in a desirable area of Clevedon, offers spacious and versatile living accommodation, perfect for families. The property has been thoughtfully enhanced to provide a generous ground floor layout, including a bright and welcoming sitting room that flows seamlessly into a spacious dining area. The extension offers a great kitchen breakfast room. A conservatory and wc complete the downstairs accommodation. Upstairs, three well proportioned bedrooms provide comfortable living space, while a stylish family bathroom adds to the home's appeal. A further loft room offers additional flexibility, ideal for use as a home office, playroom, or guest accommodation. Outside, the private rear garden provides a wonderful space for relaxation and entertaining, while off road parking and a garage ensures convenience. Situated close to excellent local schools, shops, and transport links, this charming home offers the perfect combination of character, space, and modern living in a sought after Clevedon location.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to porch with wood effect floor, window. Door opens to:

Hallway

Wood effect floor, stairs to first floor.

Cloakroom

Beautifully fitted with a white WC with concealed cistern, washhand basin set into vanity unit with storage below. Fully tiled walls, and floor, chrome ladder radiator, obscure window, extractor fan.

Sitting Room 17' 1" x 12' 0" (5.20m x 3.65m)

A lovely light and airy room with a large window overlooking the front gardens, an electric coal effect fire is set into a modern fireplace, door to dining room.

Kitchen/Breakfast Room 17'11" x 9'0" max 8'0" min

Fitted with a comprehensive range of wall and base units with working surfaces, stainless steel sink with mixer tap, double electric oven with five ring gas hob and concealed extractor hood, plumbing for dishwasher, space for microwave, integrated under counter fridge. Window overlooking the rear garden, tiled splashbacks, second window overlooking the front garden and another window to side. Wood effect floor, space for breakfast table.

Dining Room 17'1" x 11'11" max 8'6" min

A second generous reception room with door to sitting room, window overlooking

the rear gardens. Understairs cupboard. Measurements include built in furniture. Sliding patio door opening to:

Conservatory 9' 5" x 7' 0" (2.87m x 2.13m)

Of PVC double glazed construction with wood effect floor and french doors to the rear garden.

Utility 8'7" x 7'6" max 4'3" min

Fitted with a range of wall and base units with working surfaces, stainless steel sink, plumbing for washing machine, space for tumble dryer and space for undercounter fridge/freezer. Tiled splashbacks, tiled floor, window and door to rear garden.

FIRST FLOOR

Landing. Stairs to second floor, built in cupboard.

Bedroom 1 12' 0" x 10' 5" (3.65m x 3.17m)

Measurements include built in wardrobes and over-bed storage. Window looking out onto The Paddock.

Bedroom 2 8' 9" x 8' 4" (2.66m x 2.54m)

Window overlooking the rear garden.

Bedroom 3 9' 0" x 6' 6" (2.74m x 1.98m)

Currently being used as a home office, window to front.



Bathroom

Beautifully fitted with a four piece white suite of WC with concealed cistern, washhand basin set into vanity unit with storage below, bath with hand held shower attachment and separate shower cubicle with mains shower. Fully tiled walls and floor, ladder radiator, obscure window, extractor fan.

From the landing stairs rise to the second floor.

Loft Room 14' 7" x 12' 2" (4.44m x 3.71m)

NB. Measurements are floor space due to some restricted ceiling height because of the pitch of the roof. Two skylights, access

to eaves storage. NB. We cannot market this room as a bedroom as there is no building regs but it has been used as a bedroom/family room since it was converted in 1982.

OUTSIDE

From The Paddock a pedestrian gate opens to the front where a block paved pathway leads straight to the front door. This path splits two areas of stone chippings with beautifully stocked borders consisting of perennials and shrubs. A pathway then extends to the left hand side of the property giving access to:

The Rear Garden

The rear garden has been hard

landscaped for ease of maintenance consisting of patio, areas of stone chipping and an incredible feature pond. Again like the front garden, these gardens are well stocked with established shrubs, perennials and small trees and at the rear of the garden there is a lovely little patio area ideal for your morning coffee etc. Outside water tap. A lockable gate under a small pergola gives access to:

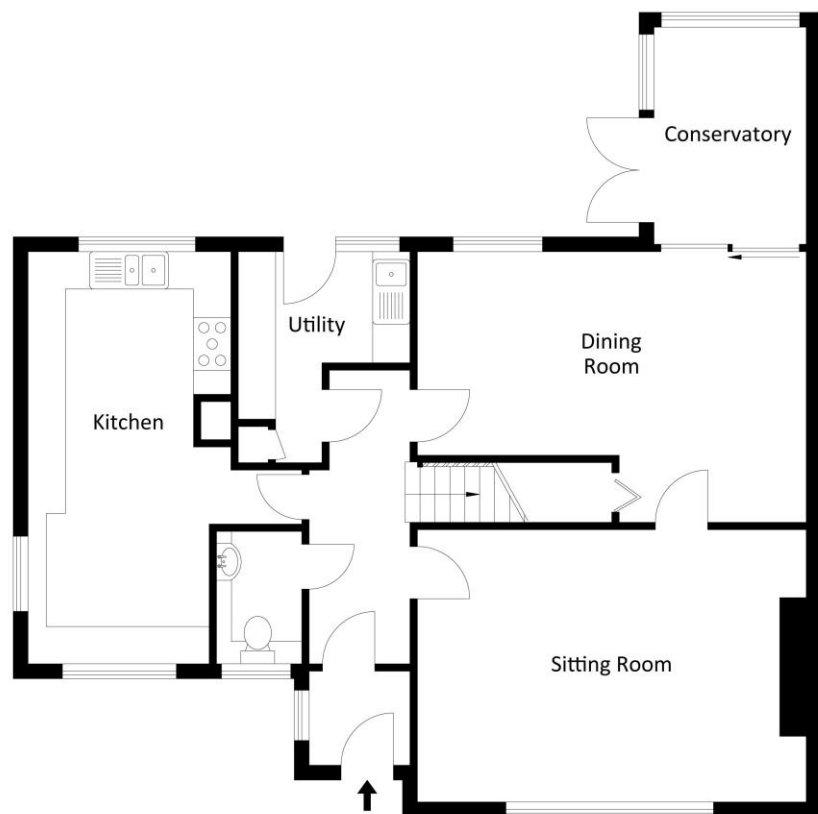
Garage and Parking

Immediately outside of the single garage with up and over door is a block paved driveway providing parking for one car and there are double wrought iron gates giving access to this.





1 The Paddock, Clevedon Approx. Area 811.9 Sq.Ft - 75.4 Sq.M

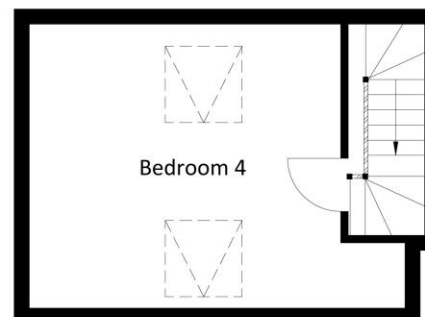


Ground Floor

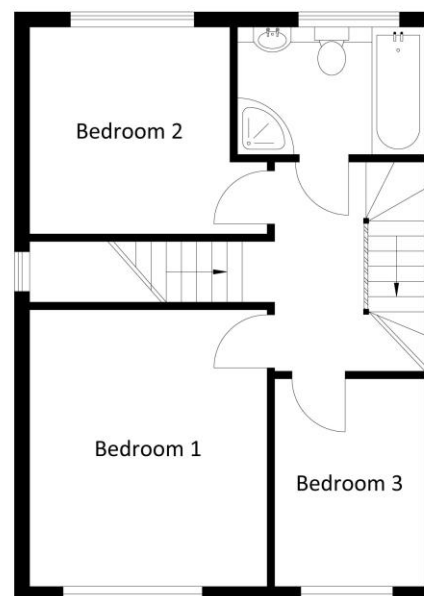
For illustrative purposes only. Not to scale.

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.

1 The Paddock, Clevedon Approx. Area 613.6 Sq.Ft - 57.0 Sq.M



Second Floor



First Floor

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Semi Detached House



Freehold



3



Garden



1



C



3

EPC

D



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.

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