



2 Newport Close, Clevedon, BS21 5DZ
£445,000

Steven
Smith



This well presented 4 bedroom detached family home has huge amounts to offer. Benefiting from a south facing garden, downstairs w/c and privately owned solar panels. Designed for contemporary living, this property offers a seamless blend of elegance, comfort and functionality making it ideal for families. The heart of the home features a spacious kitchen diner with French doors to the garden and a lovely living room ideal for entertaining or family gatherings. Step outside to the rear the garden has two patios, perfect for al fresco dining or playtime with the family. The property benefits from a private driveway and a single garage with electric car charger. Lastly, this is the first time the property has been available for sale since first built, an early viewing is advised.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door leads to:

Hallway

Storage cupboard ideal space for coats and shoes.

Cloakroom

Suite of WC and sink, obscure window.

Sitting Room 15' 9" x 11' 2" (4.80m x 3.40m)

Bay window, electric feature fireplace, double doors.

Kitchen/Diner 19' 1" x 8' 8" (5.81m x 2.64m)

Fitted with base and eye level units with worktop, Blanco grey stone effect sink, space for washing machine, dishwasher, oven and fridge/freezer, tile effect floor, window.

FIRST FLOOR

Landing. Window, airing cupboard which houses the immersion tank.

Bedroom 1 12' 9" x 10' 1" (3.88m x 3.07m)

Window, 2 wall mounted lights on wall.

Bedroom 2 10' 6" x 6' 3" (3.20m x 1.90m)

Window looking to front.

Bedroom 3 9' 0" x 8' 11" (2.74m x 2.72m)

Double integrated mirror wardrobe. Window looking over garden.

Bedroom 4 8' 3" x 7' 9" (2.51m x 2.36m)

Double integrated mirror wardrobe. Window.

Bathroom

Suite of bath with shower over, WC, pedestal washbasin, bathroom unit and heated towel rail. Obscure frosted window.

OUTSIDE

Off Newport Close a driveway with parking for 2 cars, integral garage, laid to lawn and established shrubs. Side access to rear garden.

Rear Garden

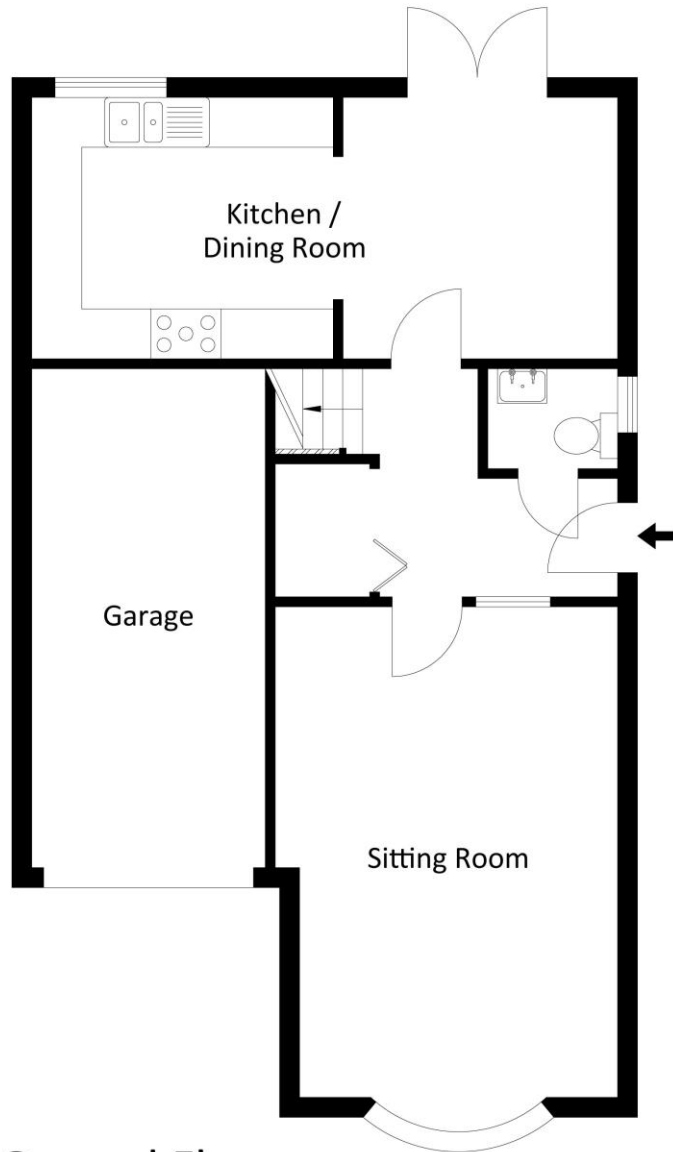
Predominantly south facing with level lawn, established shrubs and perennials to borders, patio area. Side access down one side, and shed down the other side. Outside water tap.





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Approx. Area 576.7 Sq.Ft - 53.6 Sq.M
Total area includes garage



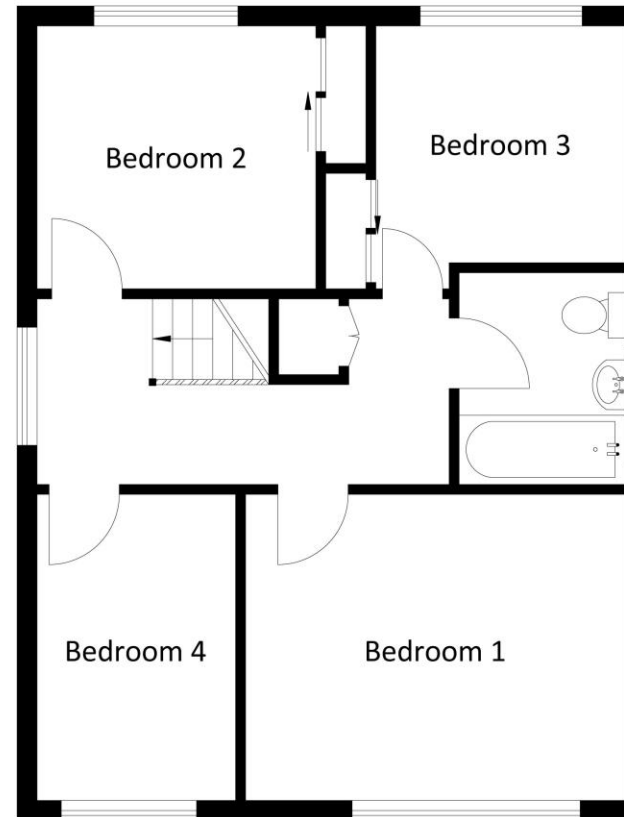
Ground Floor

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 45.7 Sq.Ft - 491.9 Sq.M



First Floor

For illustrative purposes only. Not to scale.

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Detached House



Freehold



4



Garden



1



D



1

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

