



61 Kenn Moor Drive, Clevedon, BS21 5AP  
**£375,000**

Steven  
*Smith*

Located in a popular area of Clevedon, this immaculate semi detached home offers modern living at its finest. Finished to an exceptional standard throughout, the property features a stylish open plan kitchen and dining area, a spacious lounge, a conservatory and three well proportioned bedrooms. The home also boasts a sleek family bathroom, a private driveway providing ample off road parking and a secure garage for additional storage or parking needs. Outside, the enclosed rear garden provides a perfect space for relaxation and entertaining. Conveniently located close to local amenities, excellent schools, and transport links, this stunning property is ready for immediate occupation. An early viewing is highly recommended to appreciate everything this exceptional home has to offer.

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

#### **GROUND FLOOR**

Front door opens to porch, door opens to:

#### **Sitting Room 16' 2" x 12' 0" (4.92m x 3.65m)**

Measurements include stairs to first floor. Window to front. Door opens to:

#### **Kitchen/Diner 16' 1" x 12' 0" (4.90m x 3.65m)**

Measurements include an understairs cupboard with space for fridge/freezer

and shelving and a further cupboard for pots and pans etc. The kitchen is fitted with a high gloss fronted range of wall and base units with working surfaces, sink with mixer tap, plumbing for washing machine and dishwasher, gas and electric cooker points with concealed extractor hood. Breakfast bar, door and window to rear garden, tiled splashbacks, tiled effect floor, this opens to the dining area where french doors open to:

#### **Conservatory 8' 2" x 7' 10" (2.49m x 2.39m)**

With dwarf wall and PVC double glazed construction with a door opening to the rear garden.

#### **FIRST FLOOR**

**Landing.** Access to loft space and the overstairs airing cupboard housing the Worcester gas fired combination boiler.

#### **Bedroom 1 13' 5" x 9' 1" (4.09m x 2.77m)**

Measurements include a comprehensive range of built in bedroom furniture which consist of wardrobes, over bed storage and drawer space, window to rear garden.

#### **Bedroom 2 10' 7" x 9' 9" (3.22m x 2.97m)**

Measurements include built in furniture consisting of a wardrobe, over bed storage and a dressing table with drawers either side. Window to front.

#### **Bedroom 3 10' 0" x 6' 11" (3.05m x 2.11m)**

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

#### **Bathroom**

Beautifully fitted with a three piece suite of WC with concealed cistern, washhand basin set into vanity unit with storage below, bath with mains shower and glass shower screen door. Fully tiled walls, ladder radiator, obscure window, shaving point, extractor fan.

#### **OUTSIDE**

From Kenn Moor Drive, a driveway extends down the side of the property under a car port and leads to the garage. The front garden has been block paved with an area of stone shingle ideal for freestanding pots. There is then immediate access to the front door. There is a wrought iron gate which gives access to the:

#### **Rear Garden**

The rear garden has been hard landscaped for ease of maintenance consisting of patio, pebbles and stone shingle. At the rear of the garden there is a summer house and a workshop/shed. Outside water tap. A personal door opens to:

#### **Garage 17' 0" x 8' 4" (5.18m x 2.54m)**

With power and light and up and over door.

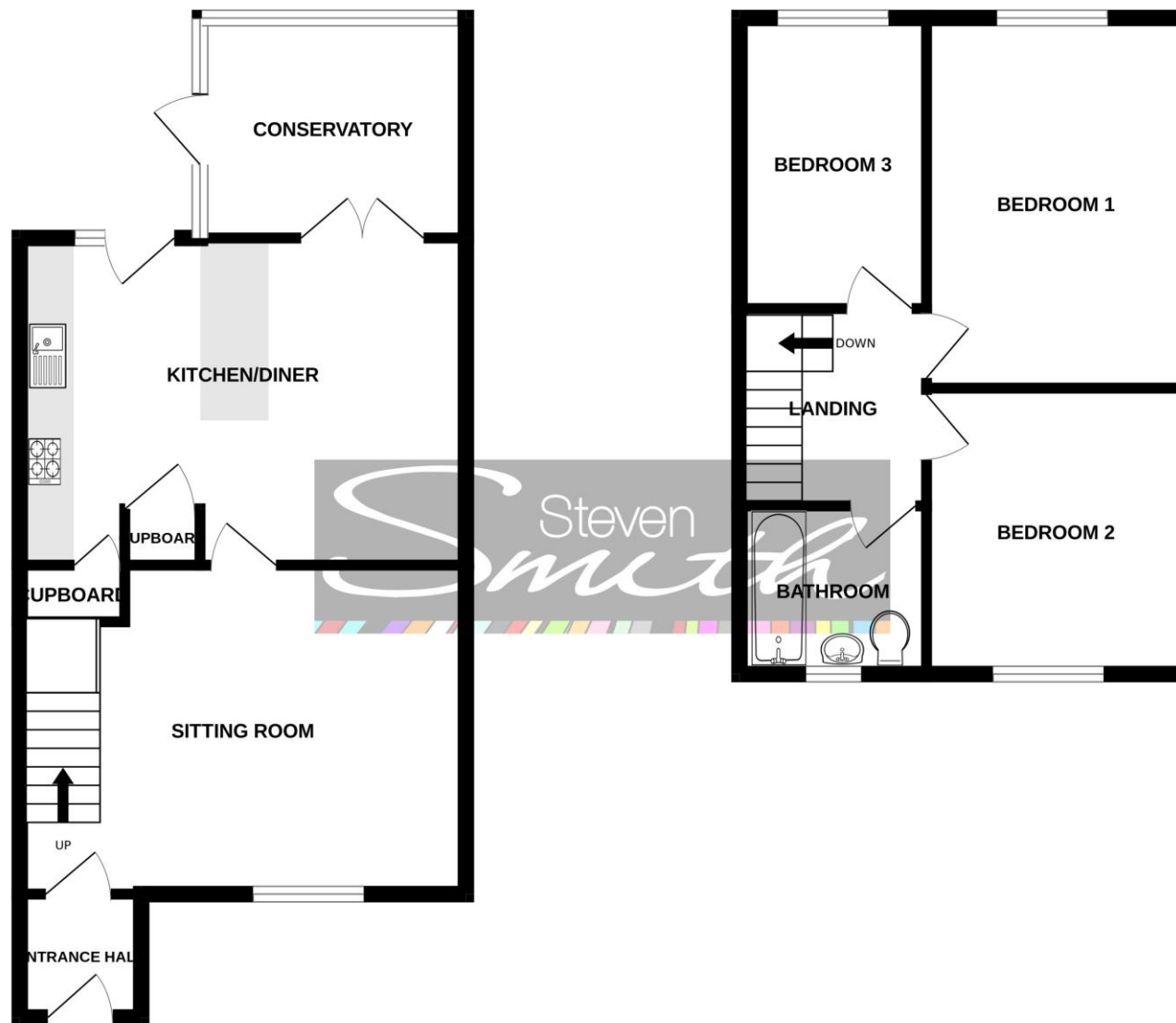












Semi Detached House



Freehold



3



Garden



1



C



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.

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