



10 Clynder Grove, Clevedon, BS21 7DF  
**£720,000**

Steven  
*Smith*





This immaculately presented detached family home is situated in a tranquil cul-de-sac within the highly sought after Upper Clevedon area. Positioned close to Clevedon's Golf Club and Ladye Bay, the home offers a harmonious blend of modern living and natural beauty. Upon entering, you're welcomed by a spacious entrance hall that seamlessly leads into an spacious living room, creating a bright and airy ambiance ideal for both relaxation and entertaining. The contemporary kitchen diner is equipped with high quality fittings, catering to the needs of a modern family lifestyle. The property boasts four generously sized bedrooms, providing ample space for family and guests. The interiors are tastefully decorated, reflecting a commitment to quality and attention to detail throughout. Externally, the south west facing garden is a true highlight, meticulously landscaped to offer a private and serene outdoor retreat. This property presents a rare opportunity to acquire a turnkey home in one of Clevedon's most desirable locations.

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

#### **GROUND FLOOR**

Front door opens to:

#### **Hall**

With original parquet floor, floor to ceiling frosted glass window.

#### **Cloakroom**

Suite of WC, sink with storage below, tiled floor with electric underfloor heating, obscure frosted window, electric towel rail.

#### **Sitting Room 20' 1" x 11' 11" (6.12m x 3.63m)**

Original parquet flooring, woodburning stove, window to front and doors to dining room/sun room.

#### **Sun Room 22' 9" x 6' 7" (6.93m x 2.01m)**

Floor to ceiling glass with views onto the garden. Tiled floor with underfloor electric heating, spotlights, french doors to garden.

#### **Utility Room 15' 6" x 8' 5" (4.72m x 2.56m)**

Base units with wooden worktop, stone effect floor, window and door to garden.

#### **Kitchen/Diner 20' 6" x 16' 10" (6.24m x 5.13m)**

Fitted with base and eye level Navy units, wooden worktops, double Belfast sink with window above, 7 ring gas Range oven with extractor above, tiled floor with electric underfloor heating, window, door and window to side.

#### **Study/Guest Room 10' 2" x 9' 9" (3.10m x 2.97m)**

Original parquet floor, Window.

#### **FIRST FLOOR**

**Landing.** Window.

#### **Bedroom 1 13' 7" x 12' 2" (4.14m x 3.71m)**

Window overlooking the garden. Built in double wardrobes.

#### **Bedroom 2 12' 1" x 10' 4" (3.68m x 3.15m)**

Window looking out to front. Built in double wardrobe.

#### **Bedroom 3 10' 3" x 7' 1" (3.12m x 2.16m)**

Built in double wardrobes. Window overlooking the garden,

#### **Bedroom 4 11' 10" x 6' 9" (3.60m x 2.06m)**

Window to front.

#### **Bathroom**

Four piece suite comprising WC, sink with storage below, bath, shower cubicle with waterfall shower, tile effect floor, spotlights, extractor fan, double glazed frosted window, airing cupboard which houses the immersion tank.





## OUTSIDE

From Clynder Grove a block paved driveway providing parking for 2 cars leads to the garage. The front garden is laid to lawn with a lovely Magnolia tree and perennials to borders.

### Rear Garden

At the rear of the property there is decking area a great place for entertaining with steps that lead down to the garden. There is a stone shingle area leading onto the lawn. There are mature trees, shrubs and perennials to borders. At the rear of the garden there are 2 level areas, currently laid to hedging, ideal for a trampoline or additional area to sit. The garden is predominantly south west facing.





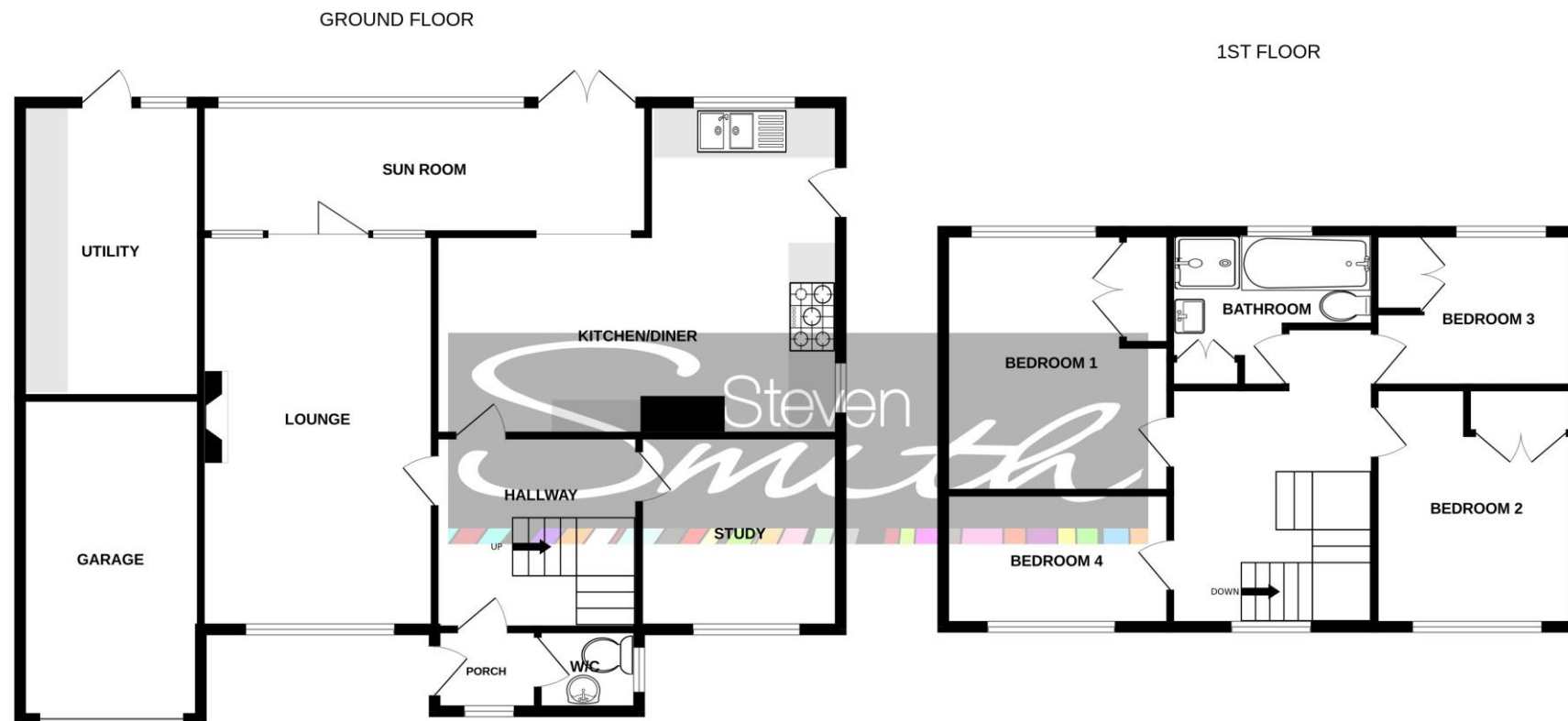












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

 Detached House

 Freehold

 4

 Garden

 1

 F

 3

**EPC D**

 Gas 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](http://stevensmithhomes.co.uk)

E: [steven@stevensmithhomes.co.uk](mailto: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

