



69 Butterfield Park, Clevedon, BS21 5EE  
**£289,950**

Steven  
*Smith*



This smart two bedroom terraced house is situated in a popular cul de sac in Clevedon, offering a perfect blend of comfort and modern style. Inside, the property boasts two generously sized reception rooms, a sleek, contemporary kitchen and a modern well appointed bathroom. The interior is thoughtfully designed to create a light and welcoming atmosphere throughout. Outside, the immaculate garden provides an ideal space for relaxation or entertaining, complemented by the convenience of a garage and two dedicated parking spaces. This home presents an excellent opportunity for anyone seeking a stylish and practical property in a sought after location.

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

GROUND FLOOR Front door opens to:

#### **Hall**

Stairs to first floor.

#### **Sitting Room 17'9" x 11'10" max 8'9" min**

Window to front, recess area under the stairs ideal for a sofa, LVT flooring.

#### **Kitchen 11' 11" x 6' 11" (3.63m x 2.11m)**

Beautifully fitted with a comprehensive range of high gloss fronted wall and base units with working surfaces, sink with mixer tap, electric oven with four ring induction hob and contemporary extractor hood,

integrated slimline dishwasher, plumbing for washing machine and space for tumble dryer. Integrated fridge/freezer, larder cupboard, tiled splashbacks, LVT flooring flowing through into:

#### **Dining Room/Sitting Area 12' 9" x 9' 8" (3.88m x 2.94m)**

A great addition to the property with french doors opening to the rear gardens. LVT flooring, breakfast bar.

#### **FIRST FLOOR**

Landing. Access to loft space.

#### **Bedroom 1 11'10" x 11'0" max 8'9" min**

Measurements include a built in wardrobe. Window to front.

#### **Bedroom 2 10' 10" x 6' 4" (3.30m x 1.93m)**

Measurements exclude a built in cupboard and the airing cupboard housing the Worcester gas fired combination boiler.

#### **Bathroom**

Beautifully fitted with a three piece white suite of WC with concealed cistern, washhand basin with drawer storage below, bath with mains shower and glass shower folding screen door, partially tiled walls, LVT flooring, obscure window, extractor fan, ladder radiator.

#### **OUTSIDE**

From Butterfield Park a pathway leads to the front door. There is allocated parking

for one car to the front. Located nearby is a single garage in a block and there is a further allocated parking space owned by number 69.

#### **The Rear Garden**

The rear garden has been laid to an area of composite decking outside of the french doors of the dining/seating area, this then extends to an area of artificial lawn and is bound by panelled fencing

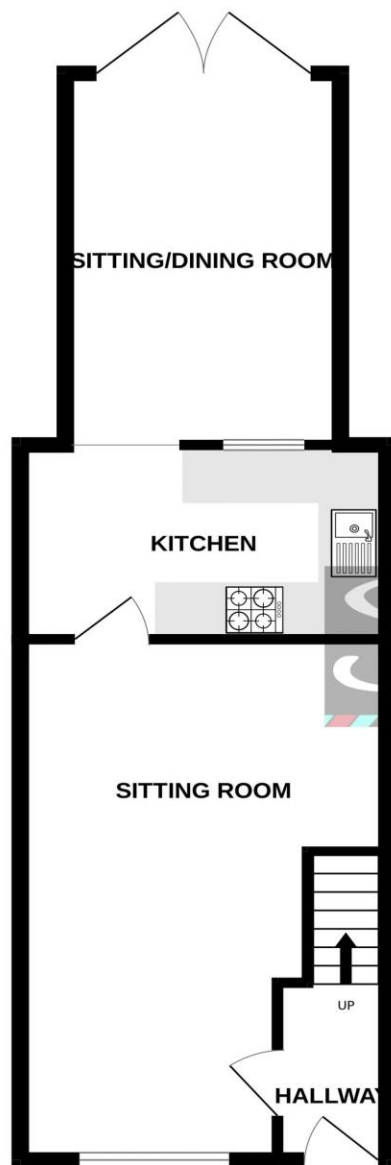




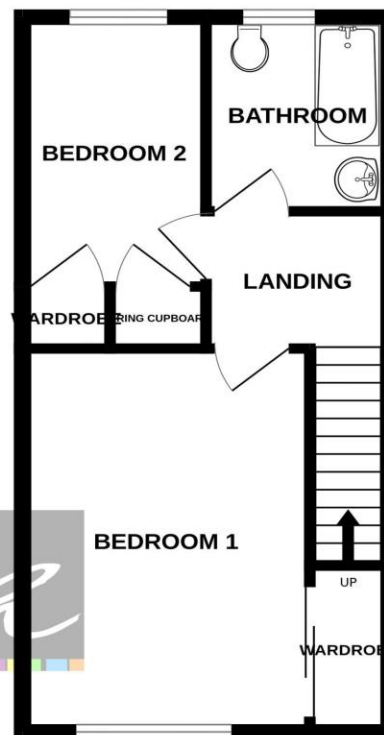




GROUND FLOOR



1ST FLOOR



Terraced House



Freehold



2



Outside Space



1



B



2

**EPC**

C



Gas Central Heating



Garage & 2 Spaces

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.  
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#### Please Note

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