



Woodlands, Nortons Wood Lane, Clevedon, BS21 7AE  
**£525,000**

Steven  
*Smith*



A delightful detached bungalow peacefully situated within the Swiss Valley of Clevedon. This property is a true rare find offering 4 bedrooms, 2 bathrooms, established wrap around gardens and ample parking with a detached garage. The property is bright and airy being filled with natural light and the accommodation has a lovely flow whilst offering flexibility with the layout.

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

Front door opens to:

### **Conservatory 13' 0" x 7' 11" (3.96m x 2.41m)**

Leading to the:

### **Hallway**

Access to loft with loft ladder fitted. Sky tunnel offering natural light. Leading to:

### **Living Room 16' 9" x 11' 9" (5.10m x 3.58m)**

Dual aspect room with french doors to the patio to front.

### **Kitchen/Diner 16' 5" x 11' 9" (5.00m x 3.58m)**

Fitted with a range wall and base units with quartz effect working surface, Belfast sink, space for washing machine and space for dishwasher. Integrated

fridge/freezer and gas oven, grill and four ring gas hob. Dual aspect with sliding door leading to the garden to the side and window to rear. Tiled floor and spotlights.

### **Bedroom 1 13' 1" x 12' 5" (3.98m x 3.78m)**

Window overlooking the side garden. Fitted wardrobes and dressing table.

### **En-Suite**

Fitted with a suite of WC, pedestal washbasin, shower cubicle with waterfall shower. Tiled floors and wall, spotlights, frosted window.

### **Bedroom 2 10' 9" x 10' 5" (3.27m x 3.17m)**

Window.

### **Bedroom 3 11' 9" x 8' 9" (3.58m x 2.66m)**

Fitted wardrobes. Window overlooking the front.

### **Bedroom 4 10' 9" x 8' 6" (3.27m x 2.59m)**

Fitted wardrobes, window looking into conservatory.

### **Family Bathroom**

Fitted with a range of three piece suite of WC, washhand basin, bath, towel rail, spotlights, tiled walls and floor, frosted window.

### **OUTSIDE**

Double gates with driveway and parking for 3 cars, garage. The gardens are established and private with Acer trees, Ferns, Lavenders and perennials. The garden at the rear is laid to lawn with Rose bushes.







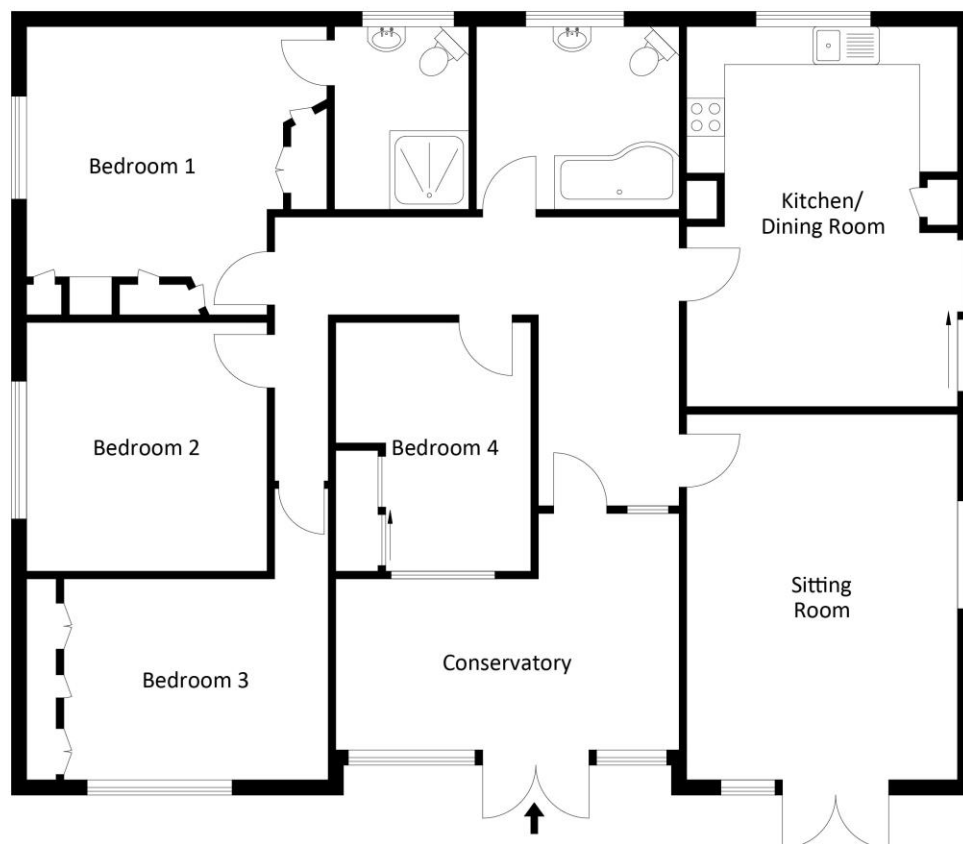






## Woodlands View, Clevedon

Approx. Area 1295.80 Sq.Ft - 120.40 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.



Detached Bungalow



Freehold



4



Garden



2



D



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.

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

