



109 Chipping Cross, Clevedon, BS21 5JQ  
**£330,000**

Steven  
*Smith*



This impressive two bedroom semi detached house is located in the sought after town of Clevedon, offering stylish and spacious living ideal for professionals, couples, or small families. Beautifully presented throughout, the property boasts a contemporary kitchen extension that creates a light filled space perfect for both everyday living and entertaining. A convenient downstairs WC adds to the practicality of the home, while the tasteful décor and modern finishes enhance its overall appeal. With its desirable location close to local amenities, schools, and transport links, this impressive home combines comfort, functionality and modern design in one exceptional package.

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

##### **GROUND FLOOR**

Front door opens to:

##### **Hall**

Wood effect floor, understairs cupboard.

##### **Sitting Room 15' 5" x 11' 7" (4.70m x 3.53m)**

Window looking out onto Chipping Cross, feature fireplace, spotlights, stairs to first floor.

##### **Kitchen/Diner 16'11" x 11'6" max 9'9" min**

Simply stunning, beautifully fitted with a comprehensive range of base, drawer and wall units with marble effect work surfaces, stainless steel sink with mixer tap,

electric over with four ring gas hob and contemporary extractor hood. Integrated fridge/freezer, high vaulted ceiling with skylight, spotlights, french doors to the rear garden, space for a dining table, wood effect floor. Door opens to:

##### **WC/Utility**

Fitted with a white suite of WC with concealed cistern, washhand basin set into vanity unit with storage below, plumbing for washing machine, wood effect floor, obscure window, spotlights, extractor fan.

##### **FIRST FLOOR**

**Landing.** Access to loft space, window to side.

##### **Bedroom 1 11' 7" x 10' 3" (3.53m x 3.12m)**

NB. Measurements include built in wardrobes. Window to front.

##### **Bedroom 2 11' 6" x 7' 4" (3.50m x 2.23m)**

Measurements include built in cupboard. Window overlooking the rear garden.

##### **Bathroom**

Beautifully fitted with a three piece white suite of WC with concealed cistern, washhand basin set into vanity unit with storage below, bath with mains shower and glass shower screen door. Tiled effect floor, chrome ladder radiator, extractor fan.

##### **OUTSIDE**

From Chipping Cross a driveway provides off road parking, the front garden is laid to slate chippings with established shrubs. There is access to the front door and a second door opening to:

##### **Store Room 10' 5" x 4' 8" (3.17m x 1.42m)**

Fitted with wall and base units for storage, power and light.

A lockable side gate gives access to:

##### **The Rear Garden**

The rear garden has been hard landscaped for ease of maintenance and immediately outside of the french doors there is a patio which extends to the left to a second patio ideal for outdoor entertaining etc. There is an area of level artificial lawn and to the rear of the garden a slate shingle area. The garden has mature shrubs and perennials to borders and is bound by panelled fencing.





GROUND FLOOR



1ST FLOOR



Semi Detached House



Freehold



2



Garden



1



B



1

**EPC**

A



Gas Central Heating



Parking

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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, appliances and appliances shown have not been tested and not guaranteed as to their quantity or efficiency can be given.  
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#### 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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