



84 Westbourne Avenue, Clevedon, BS21 7XY
£385,000

Steven
Smith

This immaculate semi detached home is the perfect blend of style, comfort and coastal living. From the moment you step inside, the generous sitting room draws you in, opening onto a sunlit conservatory where you can soak up the garden views all year round. The refitted kitchen diner is sleek and inviting, ideal for everything from casual family breakfasts to entertaining friends, while a downstairs cloakroom adds everyday convenience. Upstairs, three beautifully proportioned bedrooms and a modern bathroom complete the accommodation. Outside, the property continues to impress. The rear garden offers a good amount of privacy, beautifully kept and perfect for summer gatherings. At the far end, a dedicated home office offers the ultimate in modern flexibility. A garage, accessed via a driveway from Lower Knowles Road, provides secure parking and extra storage. And then there's the location! Just a short stroll from Salthouse Fields, Marine Lake and the sweeping Clevedon seafront, and within walking distance of the town centre, this home puts the very best of coastal life right on your doorstep. Stylish, practical and superbly located, it's everything you've been looking for.

Accommodation (all measurements approximate)
GROUND FLOOR

Front door opens to porch, tiled floor, space for shoes. Glazed door opens to:

Hallway

Wood effect floor, stairs to first floor.

Sitting Room 18' 0" x 10' 11" (5.48m x 3.32m)

A lovely room with exposed wooden floor, window looking out to front, door opens to:

Conservatory 13' 2" x 8' 3" (4.01m x 2.51m)

Of double glazed and dwarf wall construction with french doors to rear garden, tiled floor.

From the hallway a door opens to:

Kitchen/Diner

Dining Area 10' 7" x 10' 3" (3.22m x 3.12m)

Measurements exclude the bay window to front, spotlights, wood effect floor, breakfast bar and opening to:

Kitchen 10' 10" x 6' 10" (3.30m x 2.08m)

Beautifully fitted with a comprehensive range of shaker style wall and base units incorporating contemporary slimline worktop with a sink and drainer and mixer tap. Electric oven with four ring electric hob and contemporary extractor hood. Glass display cupboard, integrated dishwasher, spotlights, window overlooking the rear garden. Opening to:

Inner Hall

With door to rear garden, spotlights, integral door to garage.

Cloakroom

With WC, partially tiled walls, wood effect floor.

Garage/Utility 19'0" x 12'4" max 9'3" min

A very useful space! With plumbing for washing machine, space for tumble dryer and a fridge/freezer. Obscure window to front, up and over door, power and light.

FIRST FLOOR

Landing. Window overlooking the rear garden.

Bedroom 1 13' 1" x 10' 3" (3.98m x 3.12m)

Window to front. Measurements exclude a small walk in wardrobe with over bed storage.

Bedroom 2 11' 0" x 9' 8" (3.35m x 2.94m)

Window to front.

Bedroom 3 8' 2" x 8' 2" (2.49m x 2.49m)

A generous third bedroom with window overlooking the rear garden.

Bathroom

Three piece white suite of WC, washhand basin with drawer storage below, bath with mains shower, partially tiled walls, wood effect floor, chrome ladder radiator, obscure window.

OUTSIDE

From Westbourne Avenue a pathway leads down passing a lovely mature area of level lawn with trees and leads to the front door of Number 84.

The Rear Garden

A unique feature of this property is that the driveway can be accessed via Lower Knowles Road. Double gates give access to a tarmac area. The gardens are a particular delight and of a generous size and are laid to an area of lawn and astro turf with a small patio immediately outside of the property and at the rear of the garden a raised deck. This then leads to an impressive covered area which is a great place to read a book etc. Double doors then open to:

Home Office

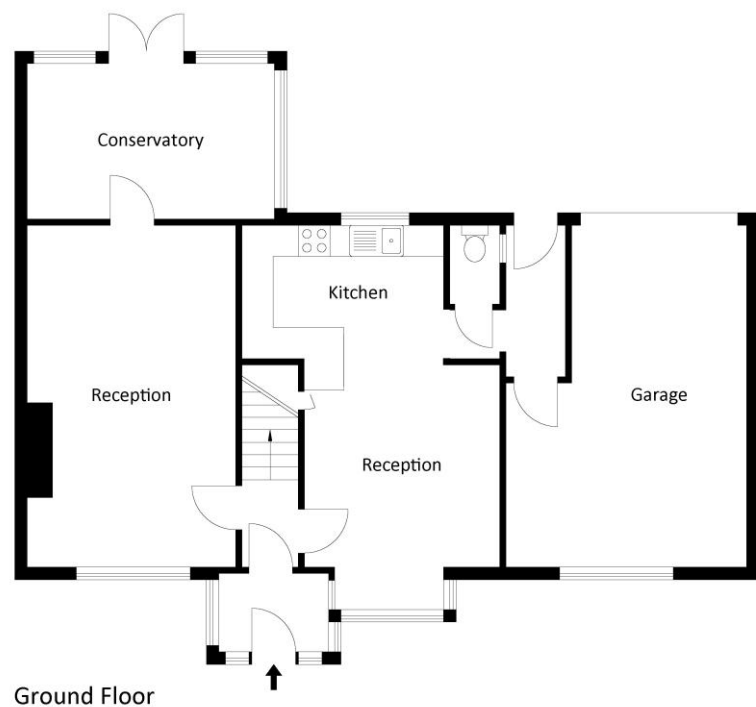
A great addition to the property as it is separate to the home and a great place to work.

There is also a side gate giving access to the pathway, this is a great garden.





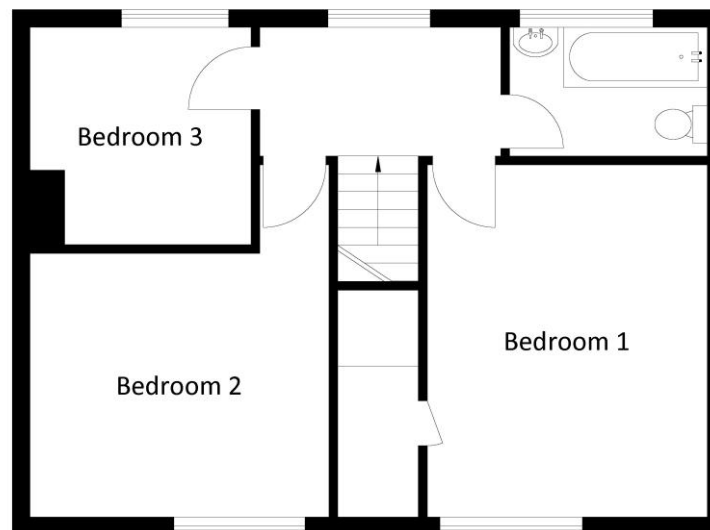
84 Westbourne Avenue, Clevedon
Approx. Area 834.30 Sq.Ft - 77.50 Sq.M
(Total Area Includes Garage)



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.

84 Westbourne Avenue, Clevedon
Approx. Area 447.50 Sq.Ft - 41.60 Sq.M



First Floor

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Semi Detached House



Freehold



3



Garden



1



A



2

EPC

D



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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