



46 Kenn Moor Drive, Clevedon, BS21 5AB
£277,500

Steven
Smith

This stunning modern end of terrace home which is located on Kenn Moor Drive in the ever popular seaside town of Clevedon, is offered for sale with no onward chain. Designed with contemporary living in mind, the property features a bright and inviting sitting room that flows seamlessly into an impressive kitchen breakfast room, complete with sleek built in appliances and stylish finishes, perfect for both everyday living and entertaining. Upstairs, there are two beautifully presented bedrooms and an immaculate modern bathroom, creating a calm and comfortable retreat. To the front of the property, a private driveway provides convenient off street parking and leads to a single garage, while the well presented rear garden offers a lovely outdoor space, mainly laid to lawn, ideal for relaxing or hosting friends on warm summer evenings. Situated in a desirable residential area, this home enjoys easy access to Clevedon's charming seafront, independent shops, cafés and highly regarded schools. With its blend of modern comfort, low maintenance living and proximity to both local amenities and the M5 for commuters, this property perfectly combines lifestyle and location, making it an ideal choice for first time buyers, downsizers, or those seeking a stylish coastal home.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to porch, door opens to:

Sitting Room 14' 5" x 11' 9" (4.39m x 3.58m)

Measurements include stairs to first floor. Window to front downstairs storage. Wood effect floor flowing through into:

Kitchen/Breakfast Room 11' 9" x 9' 7" (3.58m x 2.92m)

Beautifully fitted with a comprehensive range of wall and base units with working surfaces, sink with mixer tap, built in oven with microwave above, four ring electric hob with concealed extractor hood, integrated dishwasher and fridge/freezer, breakfast bar, door to rear garden, spotlights.

FIRST FLOOR

Landing. Window to rear, access to loft space.

Bedroom 1 14'6" x 10'5" max 7'0" min

Measurements exclude a built in wardrobe and the airing cupboard housing the Ideal gas fired combination boiler. Window to front.

Bedroom 2 9' 4" x 7' 10" (2.84m x 2.39m)

Measurements exclude a built in wardrobe. Window to front.

Bathroom

Beautifully fitted with a three piece white suite of WC, washhand basin with storage below, bath with hand held shower attachment and glass shower screen door, partially tiled walls, wood effect floor, chrome ladder radiator, obscure window, extractor fan.

OUTSIDE

From Kenn Moor Drive a driveway provides off road parking and leads to the single garage 16'10" x 8'0" (5.13m x 2.44m) with up and over door and power and light. The front garden is laid to lawn with access to the front door.

Rear Garden

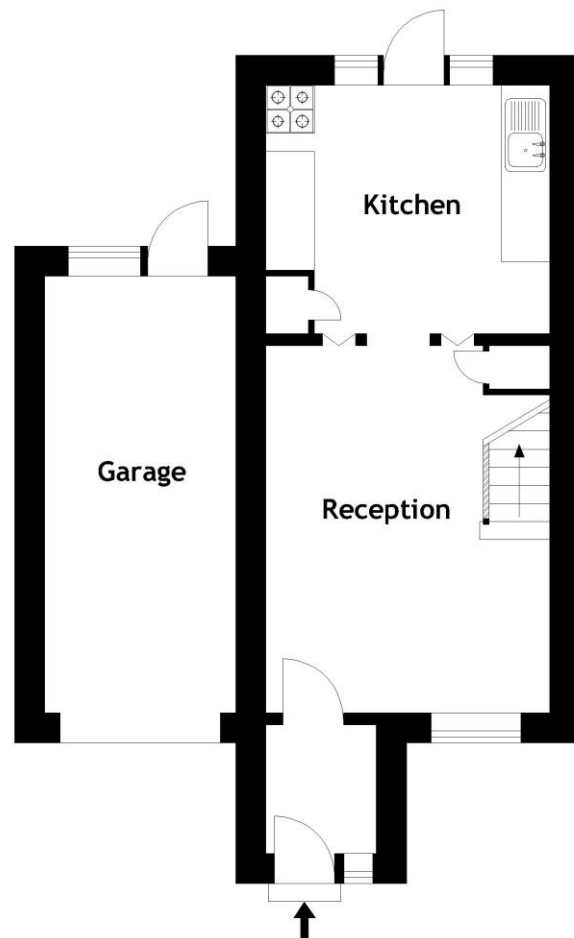
The garden is accessed via the kitchen/breakfast room and is well looked after with a patio outside the rear of the property, which then opens to a level lawn, the garden is bound by a mixture of panelled and feather-board fencing and there are small borders at the rear of the garden. There is also a personal door to the garage.







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 Approx. Area 304.30 Sq. Ft - 28.30 Sq.M
 (Total Area Does Not Include Garage)

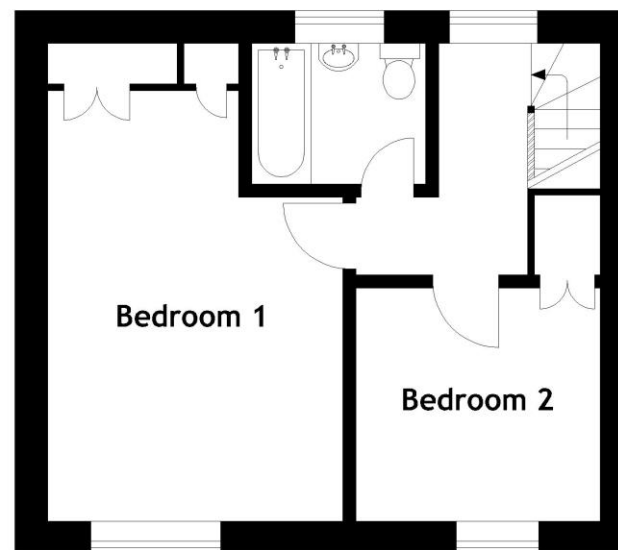


Ground Floor

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.
 Floor plan produced by Westcountry EPC.

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 Approx. Area 336.10 Sq. Ft - 31.20 Sq.M



First Floor

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 Floor plan produced by Westcountry EPC.



End of Terrace House



Freehold



2



Garden



1



B



1

EPC



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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