



58 Butterfield Park, Clevedon, BS21 5EE
£262,500

Steven
Smith



This modern two bedroom home offers a stylish coastal lifestyle in a desirable cul de sac just off Fosseyway. The ground floor welcomes you with a light filled sitting room that flows naturally into a contemporary kitchen. Extending from the kitchen is a beautiful conservatory, currently used as a dining room, which blurs the lines between indoor and outdoor living. Upstairs, the property features two well proportioned bedrooms and a sleek, modern family bathroom. The property benefits from Solar panels which are owned and were installed in 2024. The outdoor space is a private, low maintenance oasis designed for relaxation and entertaining. The southwest facing rear garden basks in afternoon and evening sun, showcasing a chic contemporary patio and high quality artificial lawn. The property also benefits from a garage with an additional parking space directly in front. Located in the charming seaside town of Clevedon, this home puts the best of Somerset living on your doorstep. You are just moments away from vibrant cafes, independent boutiques, and the historic Clevedon Pier. Beautiful coastal walks along the Bristol Channel and excellent local schools make this neighbourhood a perfect, highly sought after community to call home.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to hallway with stairs to first floor. Laminate flooring. Door opening to:

Sitting Room 17'10" max 16'0" min x 8'0"

Window to front, understairs cupboard. Door opens to:

Kitchen 12' 0" x 7' 0" (3.65m x 2.13m)

Fitted with a range of high gloss white fronted wall and base units with working surfaces, stainless steel sink, space for electric cooker, metro style splashbacks, tile effect floor, plumbing for washing machine, space for fridge/freezer. Door opens to:

Conservatory/Dining Room/Second Living Room 11' 2" x 8' 3" (3.40m x 2.51m)

Wood effect flooring and sliding door opening to the gardens.

FIRST FLOOR

Landing. Access to loft space.

Bedroom 1 11' 9" x 8' 10" (3.58m x 2.69m)

Window to front. Built in wardrobe.

Bedroom 2 8' 0" x 7' 0" (2.44m x 2.13m)

Measurements exclude the airing cupboard housing the Worcester gas fired boiler. Window overlooking the rear garden.

Bathroom

Fitted with a white suite of WC, washhand basin with storage below, bath with electric Mira shower, partially tiled walls, tiled floor, obscure window, spotlights.

OUTSIDE

From Butterfield Park a pathway leads to the front door, the front garden has been laid to stone chippings.

Rear Gardens

Well presented gardens with patio area leading onto artificial grass, wall to rear.

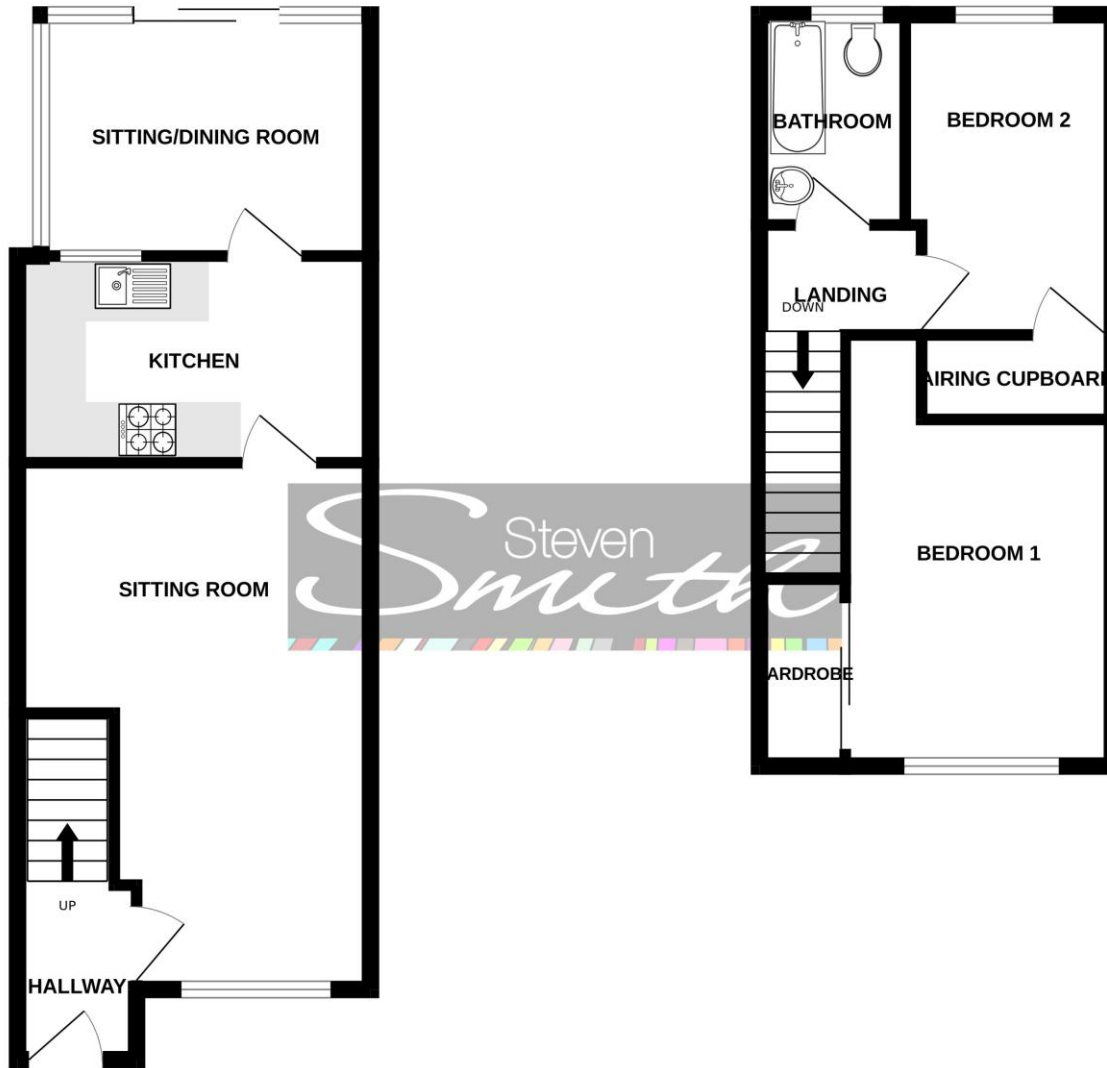
Garage

Looking at the block of 6 garages on the left Number 58 owns the 5th garage along with the green door.



GROUND FLOOR

1ST FLOOR



Terrace House



Freehold



2



Garden



1



B



2

EPC

C



Gas Central Heating



Garage and Parking

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.
 Made with Metropix ©2025



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
E: 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

