GOODMAN & LILLEY



58 GRIFFIN ROAD, CLEVEDON, BS21 6HJ

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£325,000
ASKING PRICE

SUMMARY

A wonderful opportunity to acquire this substantial three-bedroom home, offering a perfect project for buyers looking to put their own stamp on a property and modernise to their personal taste. Positioned gracefully with ample driveway parking to the front, the residence provides a generous overall layout across two floors, fully double glazed throughout and brimming with potential to update, refresh, and reimagine.

Stepping inside through a useful initial porch, the ground floor accommodation features a welcoming entrance hall leading into a dual-aspect kitchen/diner and an expansive sitting room. Flowing seamlessly off the sitting room is a snug that overlooks the rear, creating a versatile living arrangement suitable for family life and entertaining alike. Upstairs, a central landing opens to three well-proportioned bedrooms, including a spacious master bedroom and a second double, complemented by a family bathroom.

Externally, the home boasts a particularly impressive rear garden of notable scale, offering a fantastic outdoor sanctuary. Crucially, the size of the plot provides a superb opportunity for a rear extension (subject to the necessary planning consents) to significantly expand the ground floor footprint and create a spectacular open-plan living space suited to contemporary family living. Offered with fantastic scope throughout, viewing is highly recommended appreciate the accommodation and potential on offer.

LOCATION

Griffin Road is set within a highly desirable and convenient pocket of Clevedon, placing residents in an enviable position to enjoy the very best of coastal and town living. This attractive residential setting offers an ideal balance between peaceful neighbourhood charm and seamless access to local amenities, making it a particularly favoured location for families and professionals alike.

Families residing on Griffin Road benefit from convenient access to a choice of well-regarded local schools, with primary and secondary educational facilities within easy reach, fostering a strong sense of community. Just a short distance away lies Clevedon's vibrant town centre, boasting an eclectic mix of independent boutiques, cafes, essential daily services, and traditional amenities, ensuring every convenience is close at hand.

For leisure and recreation, the iconic Clevedon seafront and historic Grade I listed pier are within comfortable distance. Residents can effortlessly stroll along the picturesque coastline, enjoying sweeping views across the Severn Estuary, scenic coastal paths, and charming seaside dining. The location gracefully combines the tranquility of a seaside retreat with the pulse of everyday convenience.

Commuters will particularly appreciate Griffin Road's excellent transport links. The M5 motorway (Junction 20) is readily accessible, providing quick and direct routes northbound towards Bristol and southbound to the South West. For rail travel, Yatton railway station is just a short drive away, offering regular, direct services into Bristol Temple Meads and London Paddington, making Griffin Road an exceptionally connected address for modern living.

ADDITIONAL INFORMATION

Tenure; Freehold
Council tax band; B (North Somerset council)
EPC; TBC (Expired Jan 2026) Previously D
Services; Mains electric, gas, water & drainage







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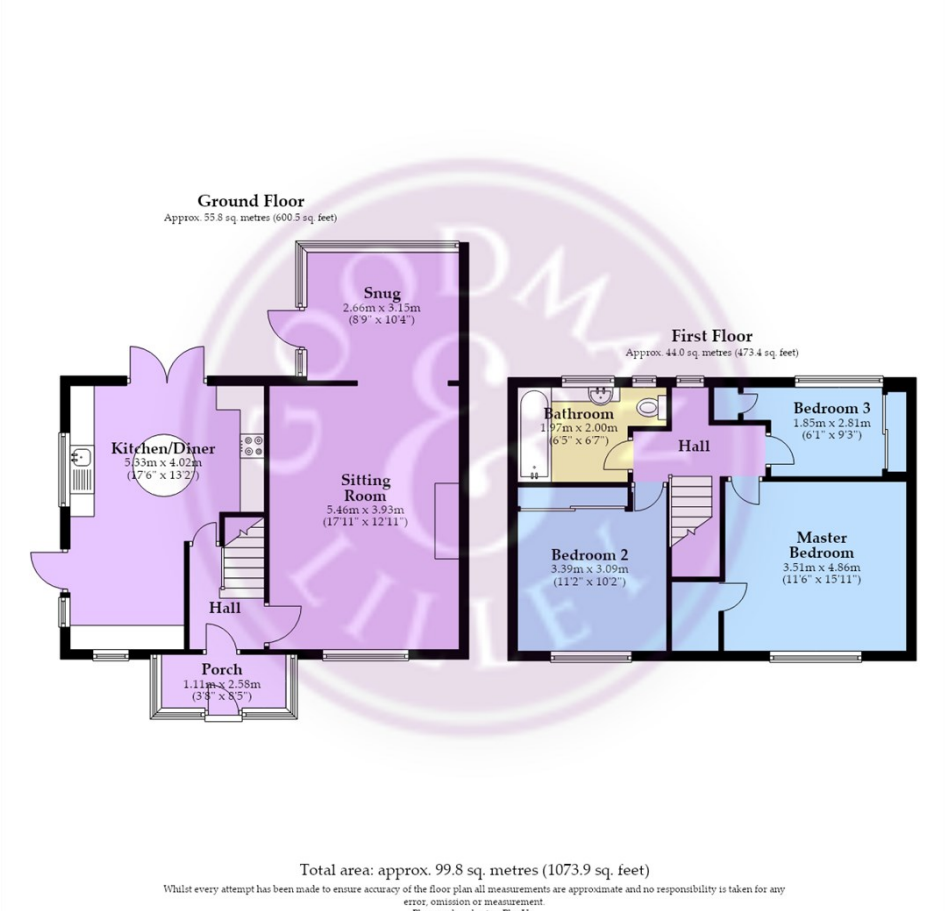








FLOORPLAN



Total area: approx. 99.8 sq. metres (1073.9 sq. feet)

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.

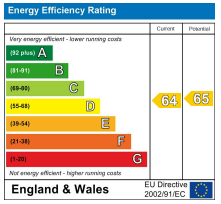
3 Bedrooms
Tenure - Freehold

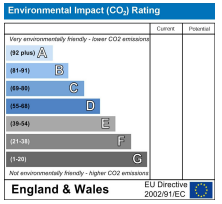
1 Reception Rooms
Total 1073.90 sq ft

1 Bathrooms
Council tax band - B

- Chain free
- Off street parking
- Large rear garden

- Three bedrooms
- Close proximity to local schools & amenities
- Extension opportunities





Opening hours vary slightly in each office
Mon to Fri - Usually 9am till 6pm
Saturday 9.00am–4.00pm

GOODMAN & LILLEY

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