



68 Moor Park, Clevedon, BS21 6TA
£337,500

Steven
Smith

This modern three bedroom terraced home offers a perfect blend of contemporary living and lifestyle convenience, perfectly positioned on the level in Clevedon. Ideal for families and professionals alike, the property boasts a popular location just moments from vibrant local amenities, cafes, and scenic coastal walks, allowing you to truly embrace the relaxed seaside lifestyle.

Stepping inside, a welcoming entrance hallway instantly sets the tone for this spacious home. The heart of the ground floor is a bright and airy lounge diner, which flows seamlessly into a beautiful conservatory that bathes the living space in natural light and opens out to the garden. The adjacent modern kitchen is sleek and practical, equipped to handle everything from quick mid week breakfasts to weekend entertaining.

Adding incredible versatility to the property, the former garage has been converted with access straight from the hall. This dynamic space easily functions as a cosy second sitting room, a dedicated home office, or a fourth bedroom.

Upstairs, the sense of space continues with three well proportioned bedrooms, each offering a peaceful retreat at the end of the day. Serving the first floor is a stylish, modern shower room finished with contemporary fixtures and fittings.

The outdoor spaces are designed for both convenience and pure enjoyment. To the front, a generous block paved driveway provides ample off road parking. The rear garden is a true sun trap, boasting a coveted south facing aspect. It features a

beautifully maintained lawn, a modern patio area perfect for alfresco dining, and a raised decking area at the far end, offering the ultimate spot to unwind with a glass of wine on warm summer evenings.

Living on Clevedon's level puts a fantastic lifestyle right on your doorstep. You can leave the car at home and take a flat, leisurely stroll to the independent shops and eateries of the Triangle, enjoy Sunday brunch near the historic seafront, or take in the stunning sunsets by the iconic Clevedon Pier. This property is not just a house, but a gateway to a vibrant, community focused coastal lifestyle.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to:

Spacious Hall

With wood effect floor, door opens to:

Inner Hall

With stairs to first floor, storage cupboard. Door opens to:

Lounge/Diner 22'4" x 11'11" max 8'5" min

A light and airy room with a window looking out over the front drive and a door opening to the conservatory. Door opens to:

Kitchen 9' 11" x 8' 7" (3.02m x 2.61m)

Beautifully fitted with a range of shaker style wall and base units with working surfaces, stainless steel sink, plumbing for washing machine and dishwasher, space for fridge/freezer, gas and electric cooker point,

wood effect floor, tiled splashbacks, sliding door to conservatory and access to downstairs cupboard/pantry.

Conservatory 15' 5" x 7' 7" (4.70m x 2.31m)

Measurements include a range of base units with working surfaces, wood effect floor, two windows and french doors opening to the south facing rear garden.

From the entrance hall a door opens to:

Snug Room/Bedroom 4 11' 7" x 7' 8" (3.53m x 2.34m)

Formerly the garage this room has been converted which is currently being used as a snug room or a fourth bedroom, obscure window.

FIRST FLOOR

Landing. Spotlights, overstairs cupboard.

Bedroom 1 13' 1" x 10' 0" (3.98m x 3.05m)

Window overlooking the rear garden.

Bedroom 2 9' 11" x 9' 1" (3.02m x 2.77m)

Window looking out over the front drive.

Bedroom 3 10' 0" x 7' 3" (3.05m x 2.21m)

Window to rear.

Shower Room

Fitted with a three piece white suite of WC with concealed cistern, washhand basin set into vanity unit with storage below, corner shower cubicle with mains shower, fully tiled walls and floor, ladder radiator, obscure window.

OUTSIDE

From Moor Park a block paved driveway provides parking for numerous cars and leads to the front door. Outside water tap.

The Rear Garden

The rear garden has been beautifully landscaped by the current owners and from the french doors from the conservatory there is immediate access to a good sized raised patio ideal for outside entertaining etc. This then steps down to an area of lawn and then leads to the rear of the garden where there is a raised deck and access to a garden shed. The garden is bound by a mixture of feather-board and panelled fencing and also has the added advantage of being predominantly south facing.





Floor Plan to be inserted here



Terrace House



Freehold



3



Garden



1



B



2

EPC



Gas Central Heating



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.

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

