



1 Ladycroft, Clevedon, BS21 7YS  
£295,000

Steven  
*Smith*

An immaculate two bedroom semi detached home located just off the sought after Yeolands Drive area in Clevedon, offering stylish, low maintenance living in a well connected and desirable coastal setting. The ground floor provides a welcoming and versatile layout, with a bright lounge diner that creates a comfortable space for both relaxing and entertaining, flowing through to a refitted modern kitchen finished to a high standard. A conservatory to the rear adds further living space and enjoys views over the garden, making it an ideal spot for morning coffee, reading or hosting friends. Upstairs, the property continues to impress with two well proportioned double bedrooms, both thoughtfully presented, and complemented by a stunning contemporary shower room that has been finished with quality fixtures and fittings. To the front of the property there is off street parking, while a lockable side gate provides convenient access to a detached garage and the rear garden. The garden has been designed for ease of upkeep and year round enjoyment, featuring a patio area for outdoor dining and artificial lawn for a neat, green outlook without the maintenance. Offered for sale with no onward chain, this home is perfectly suited to first time buyers, downsizers or those seeking a ready to move into property. Clevedon is renowned for its attractive coastal charm, Victorian seafront and strong sense of community, making it a lifestyle choice as much as a place to live. The Yeolands Drive area is particularly popular thanks to its quiet residential feel,

easy access to local shops, schools and green spaces, and excellent transport links. Whether it's weekend walks along the promenade, enjoying independent cafés and restaurants, or simply appreciating the slower pace of a seaside town while remaining within reach of Bristol, this location offers a balanced and appealing way of life.

### Accommodation (all measurements approximate)

#### GROUND FLOOR

Front door opens to porch, tiled effect floor. Door opens to:

#### Sitting Room 17' 7" x 12' 11" (5.36m x 3.93m)

Measurements include stairs to first floor. Understairs cupboard, window looking out onto the drive, feature fireplace. Door opens to:

#### Kitchen 12' 11" x 9' 0" (3.93m x 2.74m)

Beautifully fitted with a comprehensive range of wall and base units with working surfaces, sink with mixer tap, tiled splashbacks, plumbing for dishwasher and washing machine, electric four ring induction hob and oven, space for fridge/freezer. Access to the Worcester gas fired combination boiler. Wood effect floor, window to rear. Door opens to:

#### Conservatory 8' 4" x 6' 3" (2.54m x 1.90m)

Of PVC and double glazed construction with a door to rear garden and tiled floor.

#### FIRST FLOOR

**Landing.** Access to loft space.

#### Bedroom 1 12' 11" x 9' 2" (3.93m x 2.79m)

Window looking out onto Ladycroft.

#### Bedroom 2 12' 11" x 9' 0" (3.93m x 2.74m)

Measurements exclude an overstairs cupboard. Window overlooking the rear garden.

#### Shower Room

Beautifully fitted with a contemporary three piece suite of WC with concealed cistern, washhand basin set into vanity unit with storage below and glass mirror doors with storage above, king size shower cubicle with mains shower, partially tiled walls, obscure window, chrome ladder radiator, wood effect floor, spotlights.

#### OUTSIDE

From Ladycroft a driveway extends to the side of the property. The front garden has been block paved providing further off road parking and leads to the front door. A lockable gate gives access to:

#### The Rear Garden

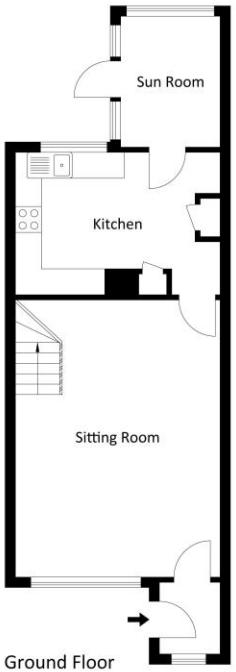
The rear garden has been hard landscaped for ease of maintenance and consists of a patio and an area of artificial lawn. It is also bound by a mixture of brick wall and feather-board fencing.

#### The Garage

The garage has an automatic up and over door, window and is detached, power and light.

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Approx. Area 419.80 Sq.Ft - 39.0 Sq.M



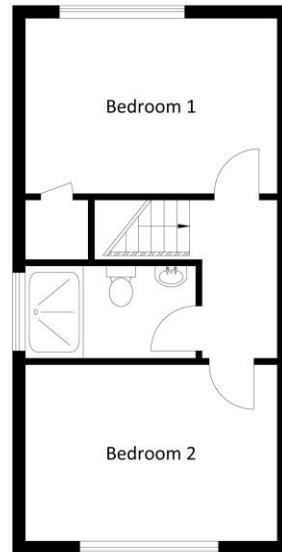
For illustrative purposes only. Not to scale.

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.



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Approx. Area 346.70 Sq.Ft - 32.20 Sq.M



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Semi Detached House



Freehold



2



Garden



1



B



1

**EPC** C



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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