



17 Sheldon Close, Clevedon, BS21 6YE

**£359,950**

Steven  
*Smith*

This well presented semi detached home offers a perfect blend of modern coastal living and practical convenience, ideally positioned in a popular cul de sac in Clevedon. As you step inside, the ground floor welcomes you with a bright and airy lounge that serves as a relaxing haven for quiet evenings. Across the back of the property sits the true heart of the home, a stylish contemporary kitchen diner. This social space is perfect for family meals or entertaining friends, seamlessly extending the living area outdoors through elegant French doors that open directly onto the garden. Upstairs, the property continues to impress with three well proportioned bedrooms, each offering a peaceful retreat at the end of the day, all serviced by a modern family bathroom. Outside, the frontage features a smart, low maintenance imprinted driveway providing ample off street parking. This leads down to a handy carport and onward to a secure garage, which boasts a fantastic attached workshop, an ideal setup for hobbyists, DIY enthusiasts, or extra garden storage. The rear garden is an absolute delight for those who love outdoor living, featuring a picturesque feature pond nestled under a charming pergola, creating a tranquil spot for morning coffees or evening drinks. Lovingly maintained, the garden is well stocked with a vibrant mix of mature shrubs and perennials that offer colour and privacy throughout the seasons. Situated on Clevedon's desirable level, this property places a vibrant coastal lifestyle right at your doorstep. You are just a flat, easy stroll away from the town's historic Victorian pier, the scenic Seafront and the bustling Hill Road independent shopping district, known for its chic cafes, bars, and restaurants. Perfect for

families and commuters alike, the home offers excellent access to highly regarded local schools, picturesque coastal walks and convenient transport links to nearby Bristol.

### **Accommodation (all measurements approximate)**

Front door open to

#### **Hallway**

Stairs to first floor, wood effect floor, door opens to

#### **Sitting Room 13' 4" x 12' 2" (4.06m x 3.71m)**

Bay style window to front, feature fireplace, wood effect floor, door open to

#### **Kitchen Diner 16' 7" x 8' 10" (5.05m x 2.69m)**

Fitted with a range of wall and base units with work surfaces, sink with mixer tap, double electric oven with 5 ring electric hob and contemporary extractor hood, plumbing for washing machine, tiled effect floor, door to side, window and French doors to rear garden, spot lights, space for a dining table, access to under stairs cupboard.

#### **First Floor Landing**

Access to loft space and the airing cupboard housing the Valliant gas fired combination boiler, window to side.

#### **Bedroom 1 11' 1" x 8' 7" (3.38m x 2.61m)**

Window to front

#### **Bedroom 2 10' 7" x 8' 7" (3.22m x 2.61m)**

Window to rear

#### **Bedroom 3 7' 9" x 7' 9" (2.36m x 2.36m)**

Window to rear

#### **Bathroom**

White suite of wc, wash hand basin, corner bath with handheld attachment,, partially tiled walls, tiled effect floor, obscure window, ladder radiator.

#### **Outside**

From Sheldon Close there is access to an imprinted driveway proving ample parking which leads to a carport and then the garage. The front gardens are beautifully maintained, laid to lawn with pretty borders.

#### **Garage 17' 9" x 8' 1" (5.41m x 2.46m)**

With up and over door, power and light, personal door and window to rear garden and opening to

#### **Workshop 18' 4" x 7' 8" (5.58m x 2.34m)**

Power and light, fitted storage, door opens to

#### **Covered storage area 10' 5" x 6' 9" (3.17m x 2.06m)**

Ideal for push bikes etc, door opens to bin storage area and double doors then open to the front of the property.

#### **Rear Garden**

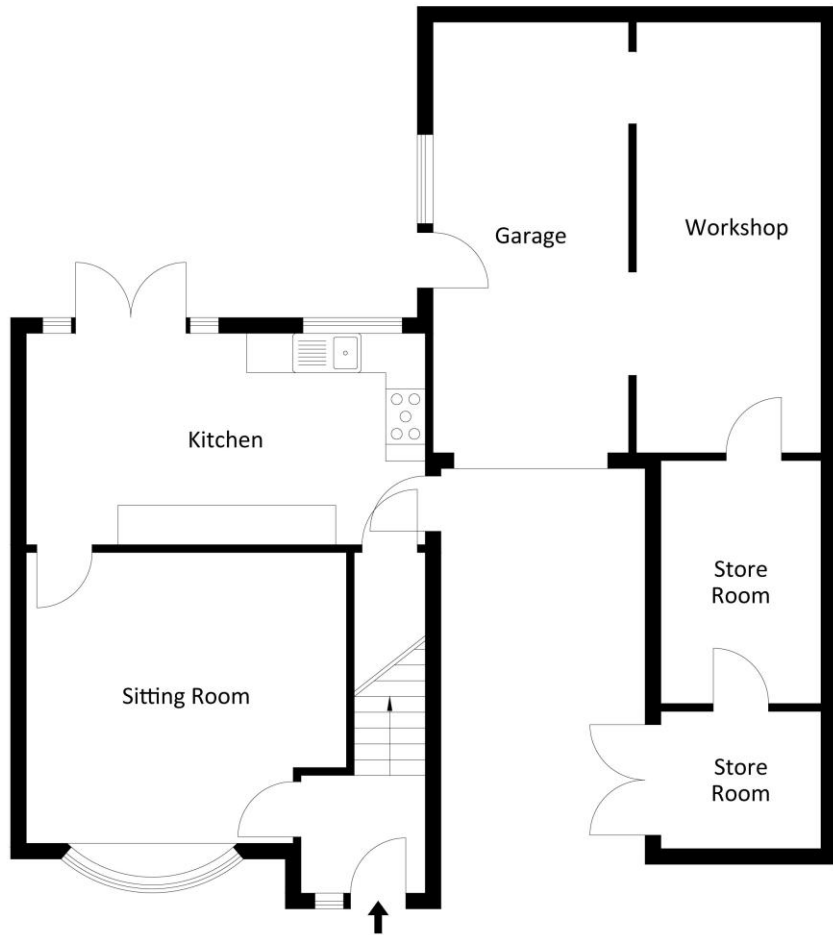
The rear garden has been hard landscaped consisting of stone shingle and patio. There is a pretty pergola over a lovely pond. There are a range of established shrubs and perennials.







**Sheldon Close, Clevedon BS21 6YE**  
 Approx. Area 768.4 Sq.Ft - 71.4 Sq.M  
 (Total area Includes Garage/Workshop/Store Room)

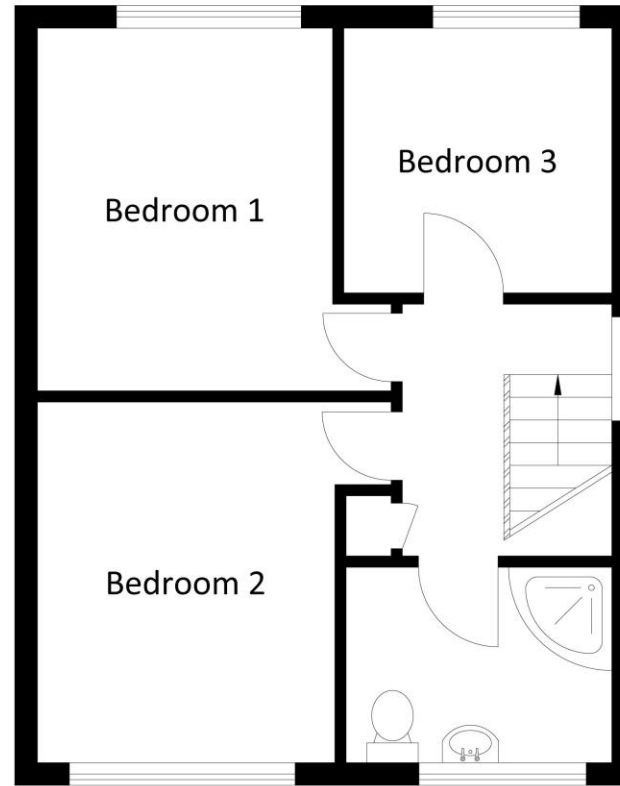


**Ground Floor**

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.

**Sheldon Close, Clevedon BS21 6YE**  
 Approx. Area 353.9 Sq.Ft - 32.9 Sq.M



**First Floor**

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 Semi Detached House

 Freehold

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 Pretty Garden

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**EPC** C

 Gas Central Heating

 Parking, Carport/Garage





**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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