**7 Field View Cleeve BS49 4GQ** | **£375,000**

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**Property Type**
House - Detached

**How Big**
915.70 sq ft

**Bedrooms**
3

**Reception Rooms**
2

**Bathrooms**
2

**Warmth**
Gas Central Heating

**Parking**
Driveway & Garage

**Outside**
Front & Rear

**EPC Rating**
B

**Council Tax Band**
D

**Construction**
Taditional

**Tenure**
Freehold

Nearly new three-bedroom family home in the heart of Cleeve, and offered to the market with the significant advantage of no onward chain. 7 Field View was constructed in 2023 and forming part of an exclusive development of just nine thoughtfully designed homes, this exceptional three-bedroom detached residence offers an enviable blend of contemporary elegance, energy efficiency and everyday practicality. Beautifully presented throughout, the property benefits from a high-quality modern specification, including fitted solar panels which contribute towards reduced running costs and a more sustainable way of living. A welcoming entrance hall sets the tone for the accommodation beyond, providing access to a useful cloakroom and the principal living spaces. Undoubtedly the heart of the home, the impressive dual-aspect kitchen/dining room enjoys a wonderfully light and airy ambience, enhanced by windows to two elevations and a set of bi-folding doors that draw the outside in and open seamlessly onto the rear garden. Stylishly appointed with a range of contemporary cabinetry and integrated appliances, this sociable space lends itself perfectly to both relaxed family life and entertaining on a larger scale, whilst a staircase rises gracefully to the first-floor accommodation. Across the hall, the generously proportioned dual-aspect sitting room is bathed in natural light throughout the day, creating a warm and inviting environment in which to relax and unwind. Further bi-folding doors provide a wonderful connection with the garden, allowing the room to effortlessly extend outdoors during the warmer months. To the first floor, the principal bedroom enjoys the luxury of an en-suite shower room, whilst two further well-proportioned bedrooms are served by a stylishly appointed family bathroom. The result is a home that effortlessly combines comfort, sophistication and environmental consciousness, perfectly suited to the demands of modern family life.

The rear garden has been thoughtfully landscaped to create an attractive and low-maintenance outdoor space, perfectly complementing the property's modern design. Immediately adjoining the house, an extensive paved terrace spans the width of the property, providing an ideal setting for outdoor dining, entertaining and relaxing in the warmer months. Areas of artificial lawn introduce year-round greenery whilst ensuring the garden remains easy to maintain. Securely enclosed by timber fencing and enjoying a pleasant degree of privacy, the garden offers a safe environment for both children and pets. A secure side gate provides convenient access to the driveway, whilst a courtesy door leads directly into the detached garage, further enhancing the practicality of this appealing outdoor space. To the front, the property enjoys an attractive approach with planted shrub borders flanking a pathway that leads to the main entrance, creating a welcoming first impression befitting this stylish modern home.

Field View is an intimate, modern development in the village of Cleeve, perfectly positioned along the A370, offering convenient access between Bristol and Weston-super-Mare. Excellent public transport links make commuting a breeze, with regular bus services to Bristol, Weston, and Clevedon, while mainline rail connections are close by at Yatton and Backwell. Families will appreciate the strong local schooling options, including Court de Wyck Primary in Claverham and the highly regarded Backwell Secondary School.  The village itself provides a great selection of everyday amenities, from shops and takeaways to hairdressers, a petrol station, and welcoming restaurants. Outdoor enthusiasts are well catered for too, with the George V Playing Field hosting local cricket and football clubs, and the stunning Goblin Combe, a 128-acre Site of Special Scientific Interest managed by Avon Wildlife Trust, which offers breathtaking walks and an abundance of wildlife right on your doorstep.





# Nearly new detached home in the village of Cleeve





HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.
proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.
Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.







# About this property

TENURE
Freehold

This information has been provided by the sellers and is correct to the best of our knowledge

UTILITES
Mains electric
Mains gas
Mains water
Mains drainage
Owned solar panels

HEATING
Gas fired central heating

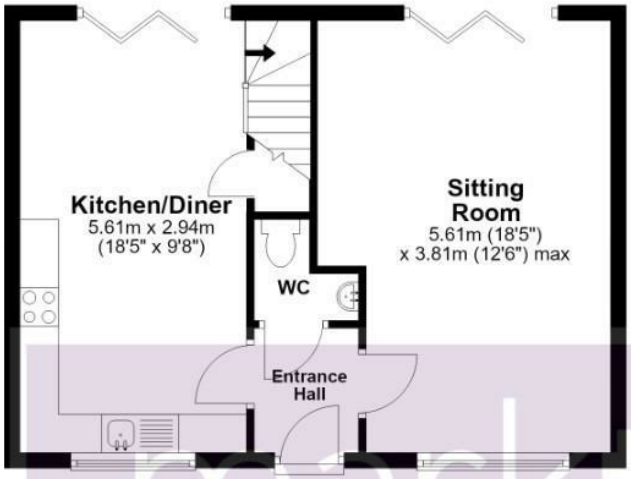
BROADBAND
Ultrafast broadband is available with the highest available download speed 1800 Mbps and the highest available upload speed 220 Mbps. We advise all interested parties to also make their own enquires via checker.ofcom.org.uk.

If an information source is not named, then it has been provided by the either ther sellers of the property and is accurate to the best of their knowledge or OnTheMarket, powered by Sprift. Spirfts data parnters include Royal Mail, Ofcom, Enviroment Agency, Land Registry, Valuation Office Agency, Office for National Statstics, Ordnance Survey and History England.

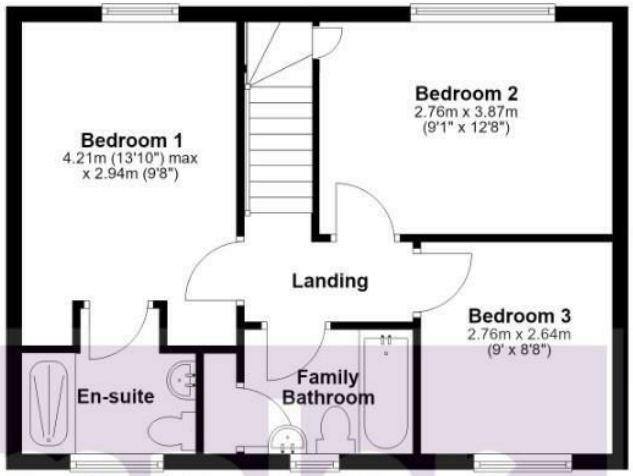
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## Ground Floor
Approx. 43.1 sq. metres (463.7 sq. feet)




## First Floor
Approx. 42.0 sq. metres (452.0 sq. feet)




## Garage
Approx. 0.0 sq. metres (0.0 sq. feet)
(excluding Garage)




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Total area: approx. 85.1 sq. metres (915.7 sq. feet)

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 responibility 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 applicances shown have not been tested and no guarantee as to their operability or efficency can be given.
Plan produced using PlanUp.

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