



46 GRIFFIN ROAD

Clevedon, BS21 6HJ

Price £398,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

MODERN FAMILY HOME WITH A GENEROUS REAR GARDEN

Ideally situated in the heart of Clevedon, with level access to the town centre and its excellent range of amenities, Griffin Road offers the perfect blend of convenience and contemporary family living.

Beautifully modernised throughout, this attractive home benefits from a newly laid driveway providing ample off-road parking for several vehicles, along with a double-length garage. To the rear, the impressive garden extends to just under 100ft, offering an ideal space for children to play, outdoor entertaining, or keen gardeners to enjoy.

Inside, the property features a bright and spacious 16ft dual-aspect living room, a stylish modern kitchen/breakfast room, a practical utility room, and a contemporary ground-floor shower room. Upstairs, there are three well-proportioned bedrooms, complemented by a modern family bathroom.

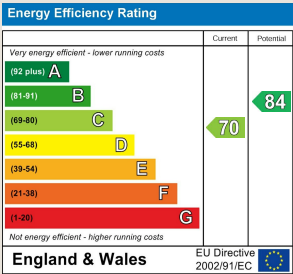
Early viewing is highly recommended to fully appreciate everything this superb home has to offer.

Situation

Clevedon is a beautiful and extremely sought after Victorian coastal town situated on the North Somerset Coast. It is perfectly located for Junction 20 of the M5 motorway, providing easy access to Bristol and the South-West. The house itself is ideally situated near to Clevedon town centre, Clevedon seafront, the iconic Grade II listed Pier and Hill Road which is a pleasant local shopping area including cafes, bars, unique shops, restaurants and a small supermarket. Clevedon also has many shops in the Triangle area along with the much-loved independent Curzon Cinema.

Local Authority

North Somerset Council Council Tax Band: B
Tenure: Freehold
EPC Rating: C



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Entrance Porch

Front aspect double glazed door leading to entrance porch with double glazed door leading into hallway, two side aspect double glazed windows.

Entrance Hall

Doors leading into lounge, kitchen and stairs rising to first floor landing, smoke detector, tall vertical radiator.

Lounge / Dining

16'10" × 12'3" (5.13 × 3.73)

A bright dual-aspect living room featuring a uPVC double glazed window to the front and double glazed doors opening onto the rear garden, allowing plenty of natural light to flood the space. The room benefits from television and telephone points, a radiator, an attractive traditional oak beam mantel, stylish herringbone LVT flooring, a smooth ceiling, and an open-plan aspect leading through to the kitchen.

Kitchen

13'2" × 9'9" (4.01 × 2.97)

A rear aspect uPVC double glazed window overlooks the generous rear garden, filling the room with natural light. The stylish kitchen is fitted with a comprehensive range of sleek wall and base units, complemented by Quartz worktops and an inset one-and-a-half bowl sink. Integrated appliances include a dishwasher, tall fridge/freezer, electric oven, induction hob with extractor hood over, providing a contemporary and practical cooking space. Additional features include an understairs storage cupboard, access to the utility room and ground floor shower room, and attractive herringbone LVT flooring continuing seamlessly throughout.

Shower Room

A side aspect uPVC obscure double glazed window provides natural light while maintaining privacy. The contemporary shower room comprises a low-level WC, vanity wash hand basin, and a fully enclosed corner shower cubicle with mains-fed shower. Additional features include a heated towel

rail, extractor fan, access to the utility room, and a side aspect uPVC double glazed door leading directly to the rear garden.

Utility Room

Side aspect obscure uPVC double glazed window, with space and plumbing for washing machine, wall mounted gas meter.

First Floor Landing

With rear aspect window, doors to all rooms, loft access with pull down ladder.

Bedroom One

12'4" × 9'8" (3.76 × 2.95)

Front aspect uPVC double glazed window, fitted wardrobes, radiator, over stairs storage.

Bedroom Two

11'0" × 10'2" (3.35 × 3.10)

Front aspect uPVC double glazed window, radiator, built in wardrobe, further storage cupboard housing combination boiler.

Bedroom Three

9'3" × 6'11" (2.82 × 2.11)

Rear aspect uPVC double glazed window, radiator, built in wardrobe.

Bathroom

Two rear aspect obscure uPVC double glazed windows provide natural light while maintaining privacy. The fully tiled family bathroom is fitted with a modern three-piece suite comprising a panelled bath with shower over, pedestal wash hand basin, and low-level WC. Further features include a radiator, fitted mirror, and attractive grey wood-effect vinyl flooring.

Garage

A larger-than-average double garage equipped with power and lighting,

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offering excellent versatility. Featuring an electric roller door and convenient side access from the rear garden, the space is currently utilised as a home gym and storage area, but would equally suit secure parking, a workshop, or additional hobby space.

Front Garden

A spacious paved driveway provides ample off-road parking for several vehicles. Wooden gates offer secure access to the rear garden and the double garage, enhancing both practicality and privacy.

Rear Garden

Enclosed by walling the large rear garden is just short of 100ft in length, mainly laid to lawn with various flower beds and large patio area, water butt. There is access to garage, side access gates.

Material Information

We have been advised the following;

Council Tax - B

Gas - Mains

Electricity - Mains

Water and Sewerage - Bristol and Wessex Water

Broadband - For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/broadband-coverage.

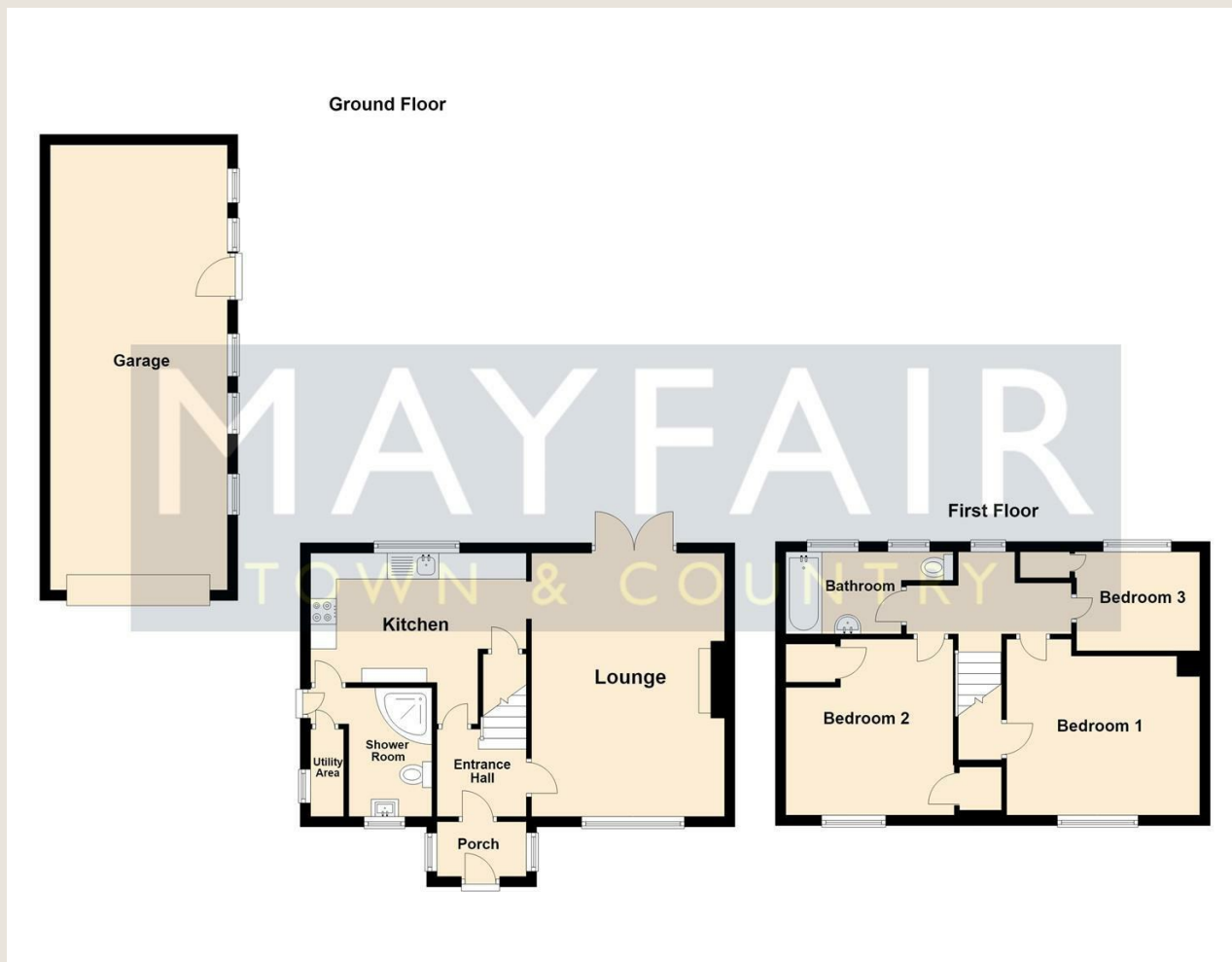
Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.

Flood-risk - Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.









TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans - All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

