



35 Brookfield Walk, Clevedon, BS21 6YJ
£389,950

Steven
Smith

Situated on the level in Clevedon is this beautifully extended three bedroom end of terrace home which delivers modern living at its very best, finished to an exceptional standard throughout. From the moment you step inside, the sense of space and quality is immediately apparent. The welcoming hallway leads through to a stylish ground floor WC before opening into the real heart of the home, an incredible kitchen diner designed perfectly for both everyday living and entertaining. Sleek granite work surfaces, contemporary cabinetry and generous dining space make this a room you will naturally gravitate towards, whether hosting friends or enjoying relaxed family meals. The extension adds a wonderful flow to the ground floor, providing a comfortable sitting room filled with natural light alongside a versatile study, ideal for home working or a quiet retreat. Upstairs, three well proportioned bedrooms are complemented by a beautifully finished bathroom, creating calm and inviting spaces to unwind at the end of the day. Outside, the lifestyle appeal continues. Off road parking to the front offers everyday convenience, while the level, south west facing rear garden enjoys sun throughout the afternoon and evening. With a combination of lawn and patio, it's perfectly set up for summer barbecues, children at play or simply relaxing with a book as the sun goes down. Clevedon is

renowned for its charming seaside atmosphere, vibrant community and excellent local amenities. From independent shops, cafés and restaurants to scenic coastal walks along the Marine Lake and the pier, everything is close at hand. With good transport links and a strong sense of community, this home offers not just a place to live, but a lifestyle to enjoy.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to hall, wood effect floor, stairs to first floor, spotlights, storage cupboard.

Cloakroom

White suite of WC, washhand basin with storage below, tiled splashback, obscure window, wood effect floor, spotlights.

Kitchen/Diner 22'10" x 18'11" max 11'3" min

Such an impressive space and the hub of the house, the kitchen has been beautifully fitted with a range of high gloss wall and base units with granite working surfaces incorporating a sink with contemporary mixer tap. NEFF two double ovens, space for an American style fridge/freezer, NEFF five ring induction hob with contemporary stainless steel NEFF extractor hood. Breakfast bar.

Plumbing for washing machine and dishwasher and space for tumble dryer. Access to the Worcester gas fired combination boiler. Space for a dining table seating 6-8 people. Window to front, wood effect flooring, two windows to rear and door to rear garden. Spotlighting. Door opening to a very useful pantry.

Sitting Room 15' 4" x 10' 6" (4.67m x 3.20m)

Window overlooking the rear gardens. Wood effect flooring, a bookshelf provides a hidden entrance and opens to:

Home Office 10' 7" x 6' 5" (3.22m x 1.95m)

Window looking out over the drive, wood effect flooring.

FIRST FLOOR

Landing. Access to loft space.

Bedroom 1 11' 5" x 9' 11" (3.48m x 3.02m)

Window looking out onto Brookfield Walk.

Bedroom 2 12' 7" x 8' 3" (3.83m x 2.51m)

Window overlooking the rear garden.

Bedroom 3 10' 5" x 6' 9" (3.17m x 2.06m)

Window overlooking the rear garden.

Bathroom

Beautifully fitted with a three piece white suite of WC, washhand basin, bath with drench style mains shower, partially tiled walls, wood effect flooring, chrome ladder radiator, obscure window, spotlights.

OUTSIDE

From Brookfield Walk a contemporary driveway provides off road parking.

The Rear Garden

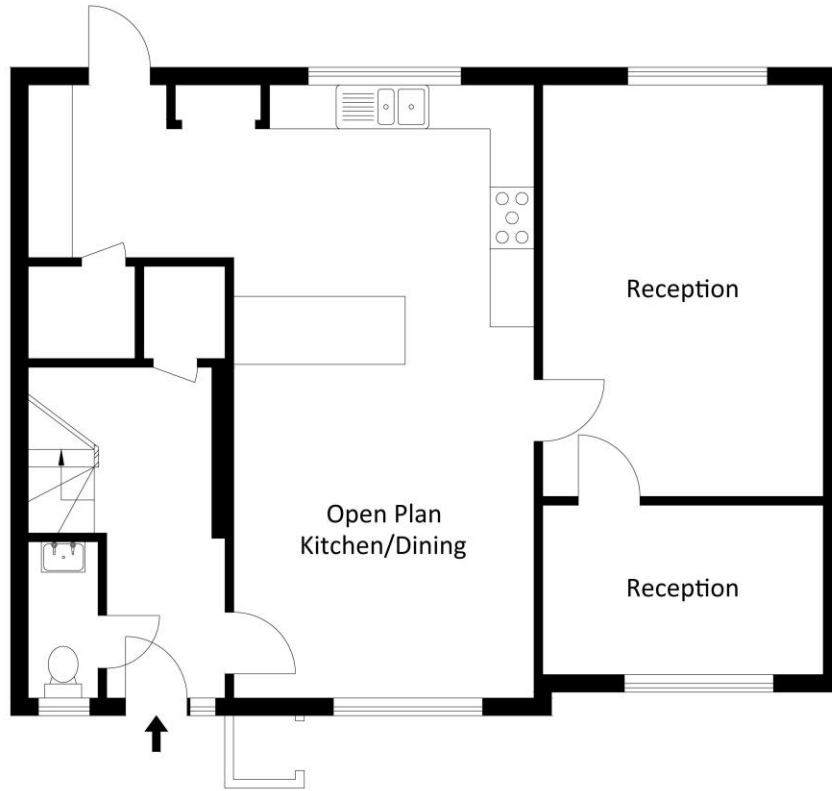
Which can be accessed via the kitchen/diner, immediately outside of the property is a patio. The garden is laid to level lawn with raised borders and at the rear of the garden there is access to a shed. It is bound by concrete pillared panelled fencing and there is also a lockable pedestrian gate giving access without having to go through the property. Outside water tap.





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Approx. Area 670.30 Sq.Ft - 62.30 Sq.M



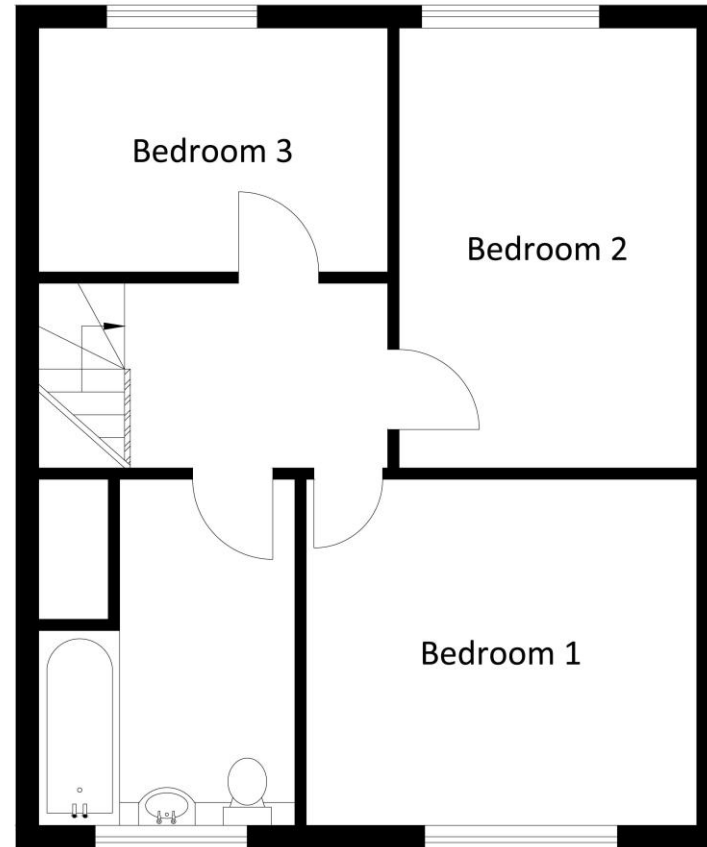
Ground Floor

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.
Floor plan produced by Westcountry EPC.

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Approx. Area 425.30 Sq.Ft - 39.50 Sq.M



First Floor

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Semi Detached House



Freehold



3



Garden



1



B



2

EPC C



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.

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