



6 Braikenridge Close, Clevedon, BS21 5LA
£379,950

Steven
Smith

Located within the highly sought after cul de sac of Braikenridge Close, this beautifully presented three bedroom semi detached home offers a perfect blend of modern coastal living and suburban tranquility. Clevedon is renowned for its vibrant community spirit, historic pier, and picturesque seafront, making this property ideal for those seeking an active yet relaxed lifestyle with excellent local schools, boutique shopping, and scenic coastal walks just moments away. The ground floor layout has been thoughtfully designed for both daily family life and effortless entertaining. A warm and inviting sitting room provides a cosy sanctuary to unwind after a long day, leading through to a bright and spacious kitchen diner. This social hub of the home features elegant French doors that seamlessly connect the indoor living space to a sunny, south facing rear garden, perfect for alfresco dining, summer barbecues, or simply enjoying a morning coffee in the sun. Upstairs, the property continues to impress with three well proportioned bedrooms, each offering a peaceful retreat, served by a contemporary family bathroom. The excellent presentation throughout ensures you can move straight in and start enjoying your new surroundings immediately. Outside, the front of the property features a practical driveway providing off road parking for two cars, alongside access to a single garage.

Reflecting the thoughtful lifestyle upgrades of the home, the rear of the garage has been cleverly utilised to house a dedicated utility room and a convenient WC, both easily accessed directly from the private rear garden to keep the main living areas clutter free.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to:

Hall

Wood effect floor, stairs to first floor. Door opens to:

Sitting Room 15' 6" x 12' 4" (4.72m x 3.76m)

Measurements exclude an understairs cupboard. Window looking out onto Braikenridge Close, wood effect floor. Opening to:

Kitchen/Diner 15' 5" x 9' 8" (4.70m x 2.94m)

Fitted with a range of wall and base unit with working surfaces, stainless steel sink, plumbing for washing machine, space for a fridge/freezer, electric oven with four ring gas hob and concealed extractor hood. Tiled splashbacks, access to the Vaillant gas fired combination boiler, wood effect floor, space for a dining table, window and french doors opening to the south facing rear garden.

FIRST FLOOR

Landing. Access to loft space, window to side and an airing cupboard.

Bedroom 1 13' 11" x 9' 4" (4.24m x 2.84m)

NB. Measurements include built in wardrobes. Window looking out onto Braikenridge Close.

Bedroom 2 11' 6" x 9' 4" (3.50m x 2.84m)

Window overlooking the rear garden.

Bedroom 3 9' 9" x 5' 11" (2.97m x 1.80m)

Measurements include overstairs cupboard. Window looking out onto Braikenridge Close.

Bathroom

Beautifully fitted with a three piece white suite of WC, washhand basin with storage below, bath with mains shower and glass shower screen door, partially tiled walls, wood effect floor, spotlights, extractor fan, chrome ladder radiator, obscure window.

OUTSIDE

From Braikenridge Close the front of the property has been laid to tarmac with a block paved surround providing off road parking for two cars and leads to the single garage. There is then access to the front door, a lockable side door gives access by a covered area to:

The Rear Garden

The rear garden has been beautifully landscaped and immediately outside of the property there is a patio which opens up to an area of lawn and then at the rear of the garden a raised deck. To the left hand side there is an established border with small shrubs and trees and feather-board fencing to the right and left hand side with a brick wall and a feature tree at the end of the garden. Door opens to:

Utility Space 7' 8" x 7' 2" (2.34m x 2.18m)

With plumbing for washing machine, space for tumble dryer and further refrigeration. Door opens to:

WC

White suite of WC, washhand basin, obscure window. Door opens to:

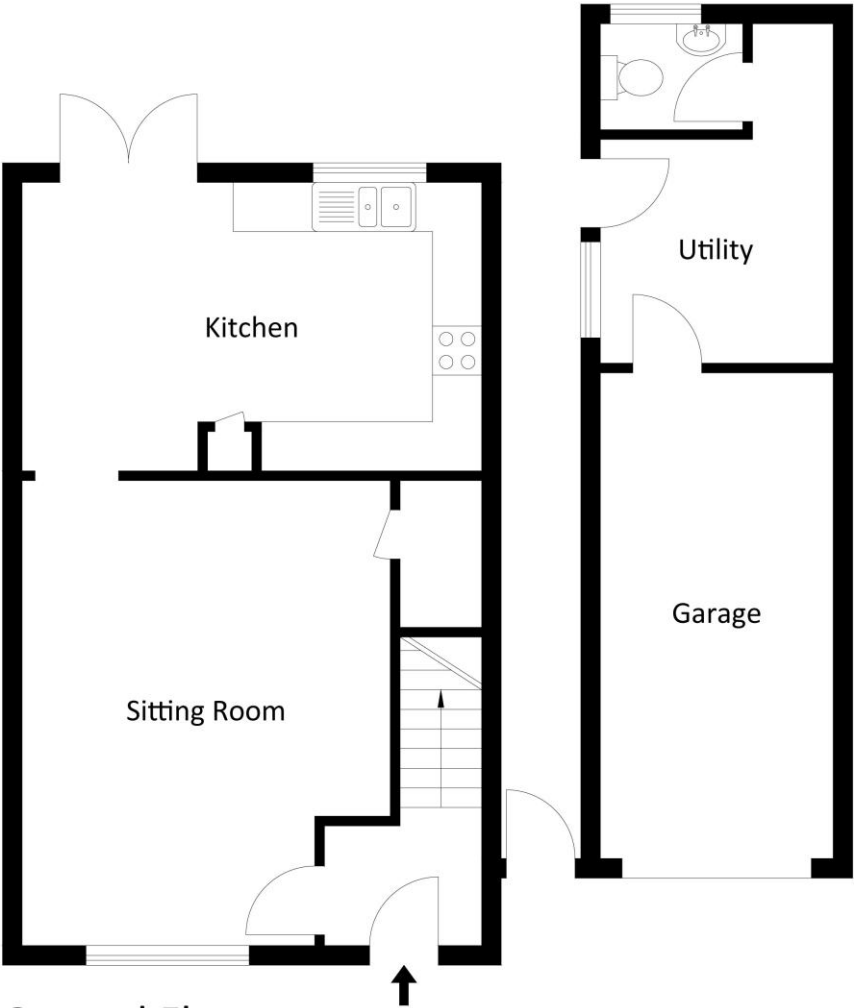
Garage 16' 3" x 8' 5" (4.95m x 2.56m)

With up and over door, power and light.





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Approx. Area 619.89 Sq.Ft - 57.59 Sq.M

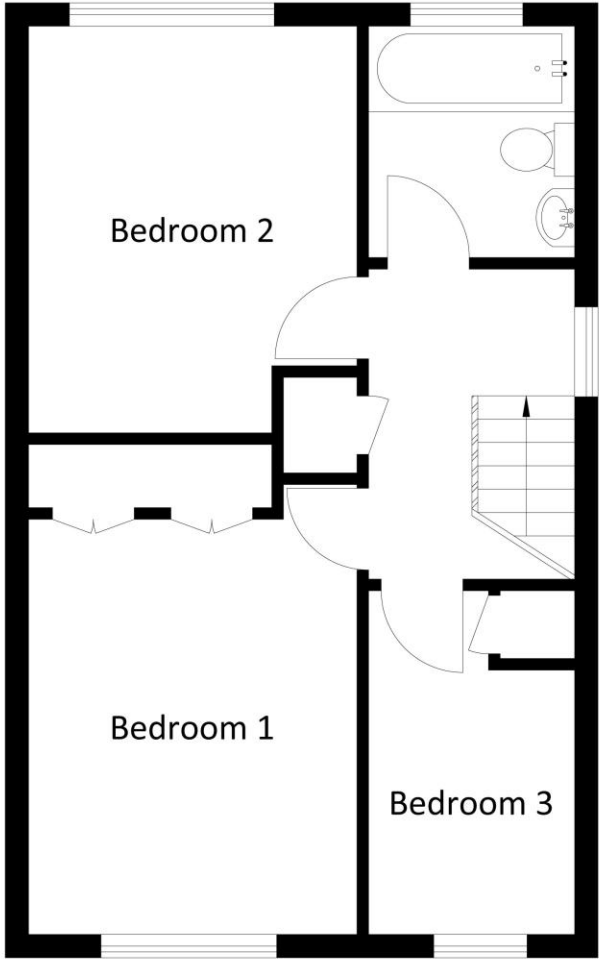


Ground Floor

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.

Braikenridge Close, Clevedon BS21 5LA
Approx. Area 391.91 Sq.Ft - 36.41 Sq.M



First Floor

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Semi Detached House



Freehold



3



Garden



1



C



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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