



8 Patch Croft, Clevedon, BS21 5HT  
**£359,950**

Steven  
*Smuth*



Situated within a highly sought after cul de sac just off Millcross in Clevedon, this exceptional three bedroom detached modern home offers the perfect blend of contemporary style, practical living and a vibrant coastal town lifestyle. Offered to the market with the distinct advantage of no onward chain, this property presents a seamless opportunity for families or professionals looking to secure their next chapter in a premier residential pocket. From the moment you arrive, the home greets you with superb kerb appeal, framed by a mature front garden and a generous driveway that provides ample off road parking leading up to the house.

Stepping inside, the ground floor opens into a beautifully appointed, light filled sitting room that serves as a cosy sanctuary for relaxing evenings. The true heart of the home lies towards the rear, where a modern kitchen diner offers a social environment for day to day dining and effortless entertaining. This fantastic open plan space flows naturally into a practical utility area and garage alongside a conveniently placed downstairs WC, keeping the main living spaces clutter free.

Upstairs, the bright central landing guides you to three well proportioned bedrooms, providing comfortable and flexible accommodation for a growing family, guests, or a dedicated home office setup. A family bathroom serves the first floor, completing an interior layout designed for effortless modern living.

The outdoor spaces are well designed to maximise sunshine and socializing. A sliding patio door transition seamlessly from the

kitchen diner out onto a composite deck, creating the ultimate setting for morning coffees or alfresco summer dinner parties. Beyond the deck, a well maintained level lawn enjoys a coveted south west facing aspect, ensuring the garden is bathed in natural sunlight all through the afternoon and into the evening. Whether you are a keen gardener, looking for a safe space for children to play, or simply want a sun drenched garden to unwind, this property delivers on every front.

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

#### **GROUND FLOOR**

Front door opens to:

#### **Hallway**

With cupboard, wood effect floor. Door opens to:

#### **Sitting Room 15' 4" x 14' 7" (4.67m x 4.44m)**

Measurements include stairs to first floor. Feature fireplace, bay style window looking out onto Patch Croft, understairs cupboard. Sliding doors open to:

#### **Kitchen/Diner 15' 3" x 8' 5" (4.64m x 2.56m)**

Fitted with a range of wall and base units and working surface, sink with mixer tap, electric oven with four ring electric hob and concealed extractor hood, plumbing for dishwasher, integrated undercounter fridge, tiled splashbacks, window and sliding door to rear garden, wood effect floor, space for a dining table. Door opens to:

#### **Garage/Utility 21' 0" x 7' 3" (6.40m x 2.21m)**

Fitted with a range of wall and base units with circular stainless steel sink with mixer tap, plumbing for washing machine, space for tumble dryer and further refrigeration, access to the gas fired combination boiler, window and door to rear, automatic garage door.

#### **WC**

White suite of WC, washhand basin, fully tiled walls, extractor fan and spotlights.

#### **FIRST FLOOR**

**Landing.** Window to side, access to loft space.

#### **Bedroom 1 11' 6" x 9' 1" (3.50m x 2.77m)**

Window to front.

#### **Bedroom 2 11'9" x 9'1" max 7'10" min**

Window to rear.

#### **Bedroom 3 7' 2" x 7' 0" (2.18m x 2.13m)**

Window overlooking the rear garden.

#### **Bathroom**

Fitted with a three piece white suite of WC with concealed cistern, washhand basin with storage below, jacuzzi style shower bath with mains shower, fully tiled walls, wood effect floor, spotlights, extractor fan, chrome ladder radiator, obscure window to front, over stairs cupboard.

#### **OUTSIDE**

From Patch Croft a stone shingle driveway provides off road parking and leads to the garage. The front garden is laid to lawn with established shrubs, there is then access to the front door.

## The Rear Garden

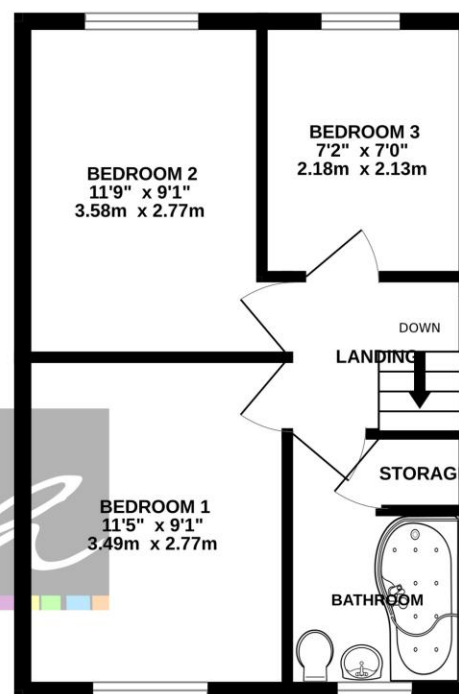
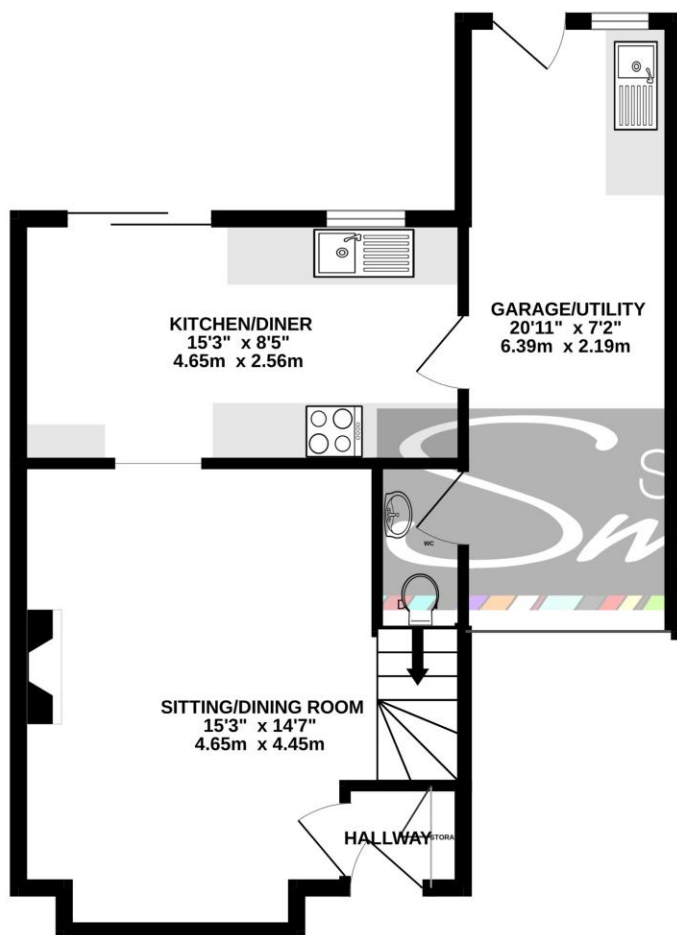
The rear garden has the added advantage of being south westerly facing and immediately outside of the sliding door to the kitchen/diner is a raised composite deck, this steps down to an area of level lawn and a small patio with a personal door to the garage. The garden is bound by panelled fencing, outside water tap.





GROUND FLOOR

1ST FLOOR



Detached House



Freehold



3



Garden



1



D



1

EPC

D



Gas Central Heating



Garage

TOTAL FLOOR AREA : 883sq.ft. (82.0 sq.m.) approx.

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 responsibility 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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#### Please Note

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