

Hazell Close Clevedon BS21 5AS

£499,950

marktempler

RESIDENTIAL SALES





Property Type	House - End Terrace
How Big	1419.00 sq ft
Bedrooms	4
Reception Rooms	2
Bathrooms	2
Warmth	Gas Central Heating
Parking	Driveway
Outside	Rear Garden
EPC Rating	D
Council Tax Band	C
Construction	Standard
Tenure	Freehold

This beautifully presented, much improved and extended family home offers generous, thoughtfully arranged accommodation, perfectly suited to modern family living. Situated within a short walk of playing fields and well-regarded schools, the lifestyle on offer is both convenient and highly desirable.

The heart of the home is the impressive open-plan living space, seamlessly combining the kitchen, dining, family and living areas to create a superb hub for everyday life and social gatherings alike. The kitchen is elegantly finished to a high standard with a number of built in appliances, while the generous living space provides flexibility for relaxing, entertaining and family time. A cloakroom and separate playroom or study further enhance the versatility of the ground floor, ideal for home working or children's activities.

Upstairs, the principal bedroom forms a substantial master suite, featuring a walk-through wardrobe leading to a stylish and luxurious en-suite shower room. Three further bedrooms are well proportioned and served by a modern four-piece family bathroom, making the layout ideal for growing families.

Externally, a resin driveway to the front provides off-road parking. The garage is currently used as a workspace but would equally suit storage if required. To the rear, the enclosed garden is bounded by walls and fencing, creating a safe and secure environment for children and pets. The low-maintenance astroturfed surface, side access gate and private feel make this an ideal outdoor space for family life.

Located just off Kenn Moor Drive, the property enjoys a particularly convenient position with excellent access to local amenities, schools and recreational facilities, making this a superb opportunity to secure a ready-to-move-into family home in a popular setting.



A beautifully extended family home set just off Kenn Moor Drive, within easy walking distance of schools, playing fields and everyday local amenities.



#### HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

**Proof of Identification** - Please note there is a £12 (inc. VAT) fee for the Proof of Identification check. This requires your full name, date of birth, and residential address history for the past three years. Alternatively, there is no cost should you wish to visit our office in person and provide original identification documents.

**Proof of Funding** - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

**Proof of Chain** - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Thomas Legal**: £225 + VAT **Birkett Building Consultancy**: 12.5% of net commission **The Mortgage Centre**: 20% of net commission. All referral fees are included in any quotes provided, and there's no obligation to use these services.



## Material Information

### UTILITIES

Mains electric, gas, water and drainage.

### BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 1000 Mbps. Mobile coverage is good outdoor and in-home. Subject to your network.

This information has either been sourced via the sellers of the property or checker.ofcom.org.uk and is accurate to the best of knowledge.



For the latest properties and local news follow Mark Templer Residential Sales, Clevedon on:



