



29 Westbourne Avenue, Clevedon, BS21 7UA
£435,000

Steven
Smith



This immaculate and extended three bedroom semi detached family home offers a perfect blend of stylish coastal living and exceptional versatility in the highly sought after West End of Clevedon. From the moment you step inside, the pristine presentation and bright, airy atmosphere create an immediate sense of warmth and modern elegance. The heart of the ground floor features a wonderfully spacious sitting room, where a pair of unique circular windows infuse the space with character and natural light. Flowing effortlessly from here is the dedicated dining room, a perfect setting for hosting elegant dinner parties or enjoying casual family meals. This space seamlessly connects the indoors with the outside through beautiful French doors that open directly onto the sun drenched rear garden. Cooking is a true pleasure in the well presented contemporary kitchen, which is supported by a highly practical boot room designed to handle the practicalities of outdoor coastal life. Completing the downstairs layout is a useful cloakroom and a brilliant workshop that offers an incredible opportunity to be transformed into a trendy home office, creative studio, or playroom. Upstairs, the sense of space and immaculate styling continues across three beautiful bedrooms, each offering a peaceful sanctuary to unwind at the end of the day. These rooms are served by a lovely, tastefully designed family bathroom that

exudes a crisp, spa like feel. Outside, the property truly shines with its spectacular south facing rear garden. This private oasis is generously sized and beautifully landscaped, featuring a lush sweeping lawn alongside a dedicated area perfectly positioned for alfresco dining, summer barbecues, or simply basking in the sun. Located just moments from Clevedon's vibrant community and scenic seafront, this lovely residence offers an enviable lifestyle upgrade for any discerning buyer.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to porch, door opens to:

Hall

Wood effect floor, stairs to first floor.

Cloakroom

With WC, window to side, wood effect floor.

Sitting Room 20'9" x 12'11" max 10'5" min

A lovely light and airy room with built in storage, two circular windows and two openings opening to:

Dining Room 18' 3" x 9' 1" (5.56m x 2.77m)

A lovely addition to the property with a window to side and two windows and french doors opening to the south facing rear garden, wood effect floor.

Kitchen 9' 11" x 7' 0" (3.02m x 2.13m)

Measurements exclude a utility cupboard with plumbing for washing machine and space for tumble dryer with obscure window and wood effect floor. The kitchen has a range of base units with butchers block work surfaces incorporating a composite sink with mixer tap, double electric oven, integrated dishwasher, mosaic tiled splashbacks, wood effect floor, window looking out onto Westbourne Avenue and opening to:

Second Part of the Kitchen 10' 8" x 5' 4" (3.25m x 1.62m)

A continuation of the kitchen with a smaller range of base units with butchers block work surface, metro tiled splashbacks, space for an American style fridge/freezer, wood effect floor and door opening to:

Boot Room 14' 6" x 6' 0" (4.42m x 1.83m)

A very useful space with wood effect floor and door giving access to rear garden and the workshop.

FIRST FLOOR

Landing. Access to loft space, window looking out to front.

Bedroom 1 13' 5" x 10' 11" (4.09m x 3.32m)

Measurements exclude a built in wardrobe. Window overlooking the rear garden.

Bedroom 2 11' 6" x 11' 1" (3.50m x 3.38m)

Measurements exclude a built in cupboard. Window overlooking the impressive south facing rear garden.

Bedroom 3 10' 7" x 6' 11" (3.22m x 2.11m)

Measurements include an overstairs cupboard. Window to side.

Bathroom

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

OUTSIDE

From Westbourne Avenue a pathway leads to the front door. To the right hand side a pathway extends where there is an area for bin storage and a lockable gate gives access to:

The Rear Garden

29 Westbourne Avenue certainly has an impressive south facing rear garden, it is of a generous size and immediately outside of the property is an area for garden furniture and bbq's etc, this then opens to an area of level lawn with a greenhouse to the left hand side and at the rear of the

garden a stone shingle area where there is a second greenhouse and shed, there is an array of established shrubs and perennials to borders and the garden also has the big added advantage of being southerly facing. They will also offer a good amount of privacy. There is a door giving access to the boot room and another door which opens to:

Workshop 10' 10" x 6' 0" (3.30m x 1.83m)

A very useful space which is currently being used as a workshop, however this could also be improved and insulated to add extra living accommodation and would make a perfect home office if required.





29 Westbourne Avenue, Clevedon
 Approx. Area 821.0 Sq.Ft - 76.3 Sq.M

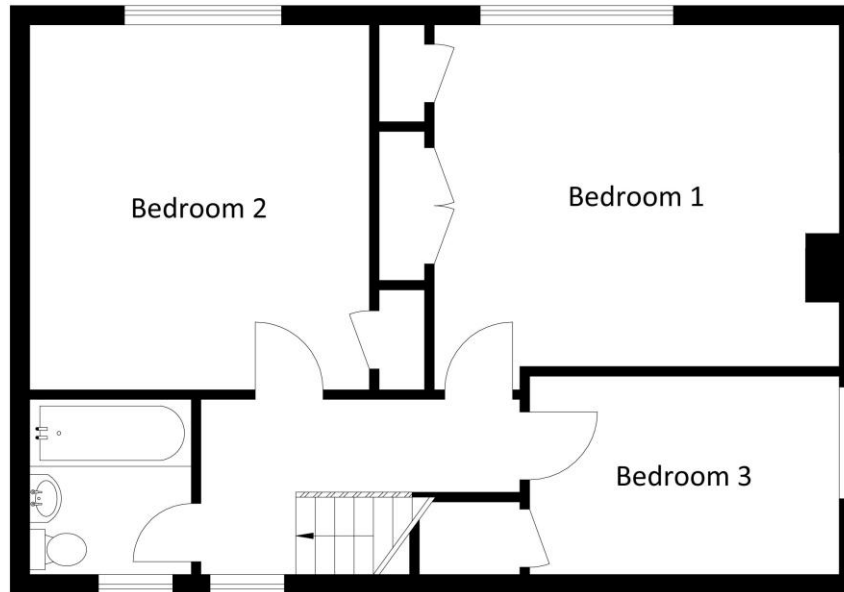


Ground Floor

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.




29 Westbourne Avenue, Clevedon
 Approx. Area 472.4 Sq.Ft - 43.9 Sq.M



First Floor

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-  Semi Detached House
-  Freehold
-  3
-  Garden
-  1
-  A
-  2
- EPC** C
-  Gas Central Heating





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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