

71 Chipping Cross, Clevedon, BS21 5JQ

£279,950

Steven Smith

Tucked away just off Millcross in the popular coastal town of Clevedon, this modern semi detached home offers stylish, easy living in a desirable setting. Thoughtfully arranged and filled with natural light, the property blends contemporary comfort with a warm, welcoming feel. The ground floor flows effortlessly, beginning with a comfortable sitting room that provides the perfect place to relax and unwind. The kitchen is both practical and well designed, ideal for everyday cooking and entertaining, while the conservatory to the rear adds a bright additional living space that opens the home to the garden beyond. Upstairs, the accommodation continues with two well proportioned bedrooms, each offering a calm retreat, complemented by a modern bathroom finished with clean, understated lines. Outside, the property benefits from a driveway positioned to the side of the house, providing convenient off road parking. To the rear, the south facing garden is a real highlight, enjoying sunshine throughout the day and offering an inviting space for outdoor dining, relaxing or gardening. Perfectly suited to first time buyers, downsizers or investors alike, this attractive home combines modern living with a sought after Clevedon location.

Accommodation (all measurements approximate)
GROUND FLOOR
Front door opens to porch with window, door opens to:

Sitting Room 15' 6" x 11' 8" (4.72m x 3.55m)
Measurements exclude stairs to first floor. Window to front, pretty fireplace.

Kitchen 11' 7" x 10' 5" (3.53m x 3.17m)
Measurements include an understairs cupboard. Fitted with a range of wall and base units with working surfaces, stainless steel sink, plumbing for washing machine, space for fridge/freezer, electric oven with four ring gas hob, tiled splashbacks, wood effect floor, window and door to:

Conservatory 11' 11" x 7' 7" (3.63m x 2.31m)
With doors opening to the south facing rear garden.

FIRST FLOOR
Landing. Access to loft space.

Bedroom 1 11' 7" x 10' 3" (3.53m x 3.12m)
Window to front.

Bedroom 2 11' 8" x 7' 5" (3.55m x 2.26m)
Measurements exclude the airing cupboard housing the gas fired combination boiler. Window overlooking the rear garden.

Bathroom
Three piece white suite of WC, washhand basin, bath, partially tiled walls, tiled effect floor, obscure window.

OUTSIDE
From Chipping Cross a driveway extends down the side of the property providing off road parking for two cars. The front garden is laid to patio leading to the front door. A lockable gate gives access to:

The Rear Garden
Number 71 Chipping Cross has a good size garden which is bound by a mixture of concrete pillared and panelled fencing, is laid to level lawn with a shed at the end of the garden. Outside of the conservatory is a small patio and the garden has the added advantage of being predominantly south facing.



GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.

1ST FLOOR
303 sq.ft. (28.2 sq.m.) approx.



Semi Detached House

Freehold

2

Garden

1

B

1

EPC C

Gas Central Heating

Parking

TOTAL FLOOR AREA : 708 sq.ft. (65.8 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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