



112 Brookfield Walk, Clevedon, BS21 6YJ

£349,950

Steven
Smith

A rare and exciting opportunity has arisen to acquire this charming three bedroom semi detached home, coming to the open market for the very first time since it was built in 1979. Lovingly maintained by its original owners for nearly half a century, this property has the distinct advantage of no onward chain. Tucked away in a highly sought after, peaceful cul de sac, the home perfectly balances quiet residential living with the vibrant lifestyle of a historic coastal town. Residents here enjoy effortless access to Clevedon's iconic Victorian pier, the tranquil waters of Marine Lake, and a eclectic mix of independent boutiques and cafes along Hill Road, making it an idyllic setting for families and professionals alike. The ground floor layout is designed for both relaxed family living and seamless entertaining, centered around a spacious, light filled lounge and dining room. This welcoming open plan space flows effortlessly into a rear conservatory, creating a delightful sunlit sanctuary where you can unwind while looking out over the garden. A separate, well appointed kitchen completes the downstairs accommodation, offering a practical space for culinary endeavors. Upstairs, the property boasts three well proportioned bedrooms and a contemporary, beautifully finished shower room. The master bedroom is a particular highlight, serving as a peaceful retreat that captures the spectacular, elevated views across the local countryside towards the historic Clevedon Court estate and its lush, rolling woodlands. Outside, the property continues to impress with its thoughtful design and exceptional backdrop. A private driveway to the side provides ample off road

parking and leads directly to a convenient single garage. The rear garden has been landscaped for low maintenance, featuring a blend of neat stone chippings and a generous patio area that is perfect for alfresco dining, morning coffees, or evening drinks. Backing onto open scenery, the garden offers a wonderfully private and scenic environment to enjoy those panoramic countryside vistas. This home is a true gem, offering a perfect canvas for its next owners to create their own lifelong memories in an unbeatable Clevedon location.

Accommodation (all measurements approximate)

Front door opens to porch with space for shoes and coats, door opens to

Lounge Diner 24' 5" x 15' 6" max 8'5" min (7.44m x 4.72m)

A front to back room with window overlooking the front garden and a sliding door to the conservatory. Measurements include the staircase, feature fireplace, wood effect flooring.

Conservatory 11' 4" x 8' 3" (3.45m x 2.51m)

Of dwarf wall and PVC double glazed construction, with French doors to the garden, wood effect flooring.

Kitchen 10' 2" x 6' 6" (3.10m x 1.98m)

Fitted with a range of wall and base units with work surface, stainless steel sink, plumbing for washing machine and slimline dishwasher, electric oven with 4 ring electric hob and concealed extractor hood, tiled splashbacks, tiled floor, window looking into rear garden, door to drive, under stairs cupboard

First Floor Landing

Access to loft space and the airing cupboard housing the Worcester gas fired combination boiler, window to side, wood effect floor.

Bedroom 1 12' 5" x 8' 8" (3.78m x 2.64m)

Measurements include built in furniture. Window providing a lovely view over neighbouring countryside towards Clevedon Court and its woodlands, wood effect floor.

Bedroom 2 10' 7" x 8' 9" (3.22m x 2.66m)

Measurements include built in wardrobes, window to front, wood effect floor.

Bedroom 3 7' 8" x 6' 3" (2.34m x 1.90m)

Measurements include built in storage, window to front, wood effect floor

Shower Room

Beautifully fitted with a suite of wc, wash hand basin, king size shower cubicle, fully tiled walls and floor, chrome ladder radiator, obscure window.

Outside

From Brookfield Walk there is access to the front door. The front garden is laid to stone chippings. A driveway extends down the side of the property and gives access to the single detached garage. A lockable gate gives access to

Rear Garden

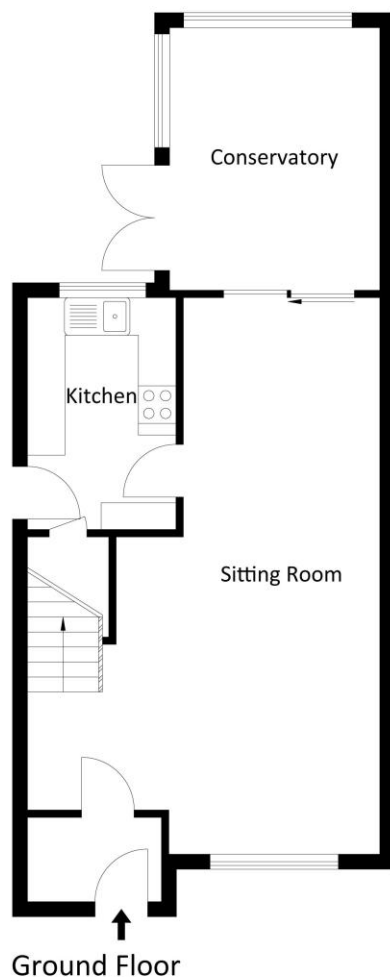
Is laid to stone chippings and patio and offers a good amount of privacy. It is bound by a mixture of panel and feather board fencing which is set into concrete pillars. There is also a view towards Clevedon Court Estate Woods, outside water tap.







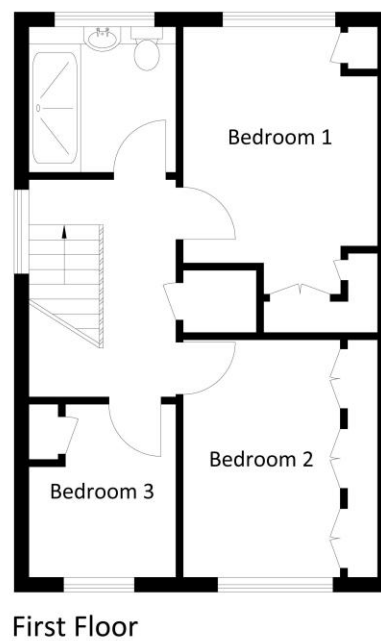
Brookfield Walk, Clevedon BS21 6YJ
Approx. Area 483.60 Sq.Ft - 44.90 Sq.M



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.

Brookfield Walk, Clevedon BS21 6YJ
Approx. Area 375.0 Sq.Ft - 34.80 Sq.M



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Semi Detached House



Freehold



3



Outside Space



1



C



2

EPC

C



Gas Central Heating



Garage & Driveway



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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