



14 Sheldon Close, Clevedon, BS21 6YE
£389,950

Steven
Smith

Set within a pleasant cul de sac in Clevedon, this beautifully presented and extended semi-detached home offers an excellent combination of contemporary living and generous accommodation.

Upon entering, you are greeted by a welcoming and light-filled lounge, providing a comfortable space to relax and unwind. To the rear, the extended layout creates a particularly impressive kitchen and dining room, forming a generous and sociable hub at the centre of the home. Well suited to both everyday family life and entertaining, the room enjoys a lovely connection with the garden through bi fold doors, allowing the outside to flow naturally into the living space.

Upstairs, the accommodation provides three well-proportioned bedrooms, offering plenty of flexibility for growing families, guests or those working from home. A family bathroom completes the first-floor accommodation.

To the front, a smart and low-maintenance driveway provides excellent off-road parking and access to both the front and side of the property. The rear garden offers a low-maintenance and versatile outdoor space, with an area of artificial lawn providing a practical setting

for relaxing or enjoying the sunshine. Beyond this, a gravelled section sits beneath a charming pagoda, creating a lovely sheltered spot for outdoor seating and entertaining, perfect for enjoying the garden throughout the year.

The location is equally appealing and families will appreciate the choice of well-regarded local schools, while the surrounding coastal walks provide wonderful opportunities to enjoy the outdoors. Convenient transport connections also make the property an excellent choice for commuters travelling towards Bristol and beyond.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to:

Hallway

With stairs to first floor, tiled effect floor.

Sitting Room 13' 4" x 12' 3" (4.06m x 3.73m)

Window to front, wood effect floor, built in electric fire with surround.

Open Plan Kitchen/Dining Room 21' 1" x 16' 8" (6.42m x 5.08m)

With base and eye level units with white worktop, tiled splashbacks, island with

integrated sink and space for bar stools, combination oven and induction hob with extractor above, integrated dishwasher, plumbing for washing machine and space for freestanding fridge/freezer. Spotlights, wood effect floor. Understairs cupboard. Door to side of the property. From the kitchen area wood effect floor flows in the dining area, skylights letting in plenty of natural light, spotlights, bi-folding doors leading onto the garden. Door to:

Bedroom 4 17' 6" x 7' 8" (5.33m x 2.34m)

Wood effect floor, window to front. Cupboard housing the Worcester combination boiler.

FIRST FLOOR

Landing. Access to loft space and storage cupboard.

Bedroom 1 11' 1" x 8' 8" (3.38m x 2.64m)

Measurements include built in storage to include overbed storage. Window to front.

Bedroom 2 10' 9" x 8' 7" (3.27m x 2.61m)

Window to rear.

Bedroom 3 7' 11" x 7' 10" (2.41m x 2.39m)

Window to rear.



Bathroom

Fitted with a suite of WC with concealed cistern, washhand basin with storage below, bath with shower above, tile effect floor and tiled walls, towel rail.

OUTSIDE

From Sheldon Close a block paved driveway with parking for 3/4 cars, side access to property and front door.

Rear Garden

Immediately outside of the property is an artificial lawn, which leads onto a gravel area under a pergola adorned in a creeper. Garden shed.





Floor Plan to be inserted here



Semi Detached House



Freehold



4



Garden



1



C



2

EPC



Gas Central Heating



Parking



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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