# Crawford Close Clevedon BS21 7XE

£550,000

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RESIDENTIAL SALES









**Property Type**
Bungalow - Detached

**How Big**
980.00 sq ft

**Bedrooms**
3

**Reception Rooms**
1

**Bathrooms**
2

**Warmth**
Gas Central Heating

**Parking**
Driveway & Carport

**Outside**
Front & Rear

**EPC Rating**
D

**Council Tax Band**
D

**Construction**
Standard

**Tenure**
Freehold

Beautifully presented to an exceptional standard, this impressive three-bedroom detached bungalow offers stylish, contemporary living in a highly desirable location within Clevedon's sought-after West End. The property combines modern fittings, elegant décor and light-filled accommodation, making it an ideal choice for those seeking a bungalow that is ready to move into.

The property is approached via a resin driveway leading to a car port, with parking for at least two vehicles. To the front a neat lawn, mature shrubs and established cherry trees create an attractive first impression. Stepping inside, a bright entrance hallway sets the tone for the well-presented accommodation throughout.

At the heart of the home is an extensive open-plan living space, thoughtfully arranged to incorporate a comfortable sitting area and a dedicated dining area, seamlessly connecting to the contemporary kitchen. Light wells within the sitting area enhance the sense of space and bring in additional natural light. The impressive kitchen features stylish quartz worktops and generous storage, creating a practical yet sophisticated setting for everyday living and entertaining. There is also a useful utility room to the rear of the property, providing additional space for appliances and storage. There are three well-proportioned bedrooms, including a principal bedroom benefiting from a modern en-suite shower room. A stylish main shower room further serves the property, featuring a corner shower, vanity unit and useful airing cupboard.

Externally, the rear garden has been beautifully arranged by the current owners and is predominantly brick paved, complemented by mature borders and an attractive variety of potted plants and flowers. Enclosed by fencing, it provides a lovely outdoor space to relax and enjoy, with the benefit of a lean-to covered storage area and the convenience of gated side access connecting the front and rear gardens.

The location is a particular highlight, with Marshalls Field just moments away, providing access to lovely walks along the picturesque Poets Walk. Clevedon Seafront, the local Post Office and Strode Leisure Centre are also within walking distance, making this an exceptionally convenient setting for enjoying both local amenities and the surrounding outdoors.

An outstanding opportunity to acquire a stylish bungalow in one of Clevedon's most desirable locations.





''A beautifully presented three-bedroom detached bungalow offering stylish, light-filled living, attractive gardens and excellent parking in Clevedon's highly sought-after West End.''





**HOW TO BUY THIS PROPERTY**

To proceed with a purchase, we require the following:

**Proof of Identification -** Please note there is a £24 (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 100 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.

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