



7 Kenn Moor Drive, Clevedon, BS21 5AJ
£289,950

Steven
Smith

This well presented three bedroom modern house is ideally situated on the level in Clevedon, offering a perfect blend of comfort, practicality and convenience.

Stepping inside, the ground floor welcomes you with a practical entrance hallway that leads into a functional kitchen. Across the rear of the property is a spacious and bright lounge/diner, which serves as the heart of the home and provides seamless access through sliding glass doors out into the garden. Upstairs, the accommodation continues with three well proportioned bedrooms and a family bathroom, offering ample space for a growing family or those needing a dedicated home office.

The front features a classic terraced facade with clean white rendering, brick pillars, tile hung upper bay detailing and a welcoming front entrance flanked by a neat lawn and a paved pathway. To the rear, you will find a generous, fully enclosed garden bordered by timber fencing to ensure excellent privacy and security. The garden is split between a paved patio immediately outside the lounge doors, perfect for outdoor dining, entertaining, or keeping children's toys and a level lawn ideal for play or gardening enthusiasts. Additionally, the property benefits from a single garage, providing excellent storage.

Situated on Clevedon's level, the home is in an exceptionally convenient location that appeals to all generations. You are just a short distance from excellent local schools, supermarkets and essential amenities. Clevedon's vibrant town centre and historic seafront, complete with its famous Victorian pier and scenic coastal walks, are easily accessible, making this an ideal location for those who want a peaceful residential setting without sacrificing convenience.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to:

Hall

LVT flooring. Stairs to first floor.

Sitting/Dining Room 16' 5" x 15' 0" (5.00m x 4.57m)

Sliding patio doors and door to rear garden, understairs cupboard, spotlights. LVT flooring throughout.

Kitchen 9' 0" x 8' 0" (2.74m x 2.44m)

Fitted with base and eye level units with working surfaces, stainless steel sink, gas cooker with extractor over. Space and plumbing for washing machine, dishwasher, space for fridge/freezer, window to front, wood effect floor. Gas boiler.

FIRST FLOOR

Landing. Access to loft space with loft ladder fitted, overstairs cupboard.

Bedroom 1 13' 0" x 9' 0" (3.96m x 2.74m)

Window to front, spotlights.

Bedroom 2 11' 9" x 8' 5" (3.58m x 2.56m)

Measurements include built in wardrobe. Window to rear.

Bedroom 3 8' 10" x 6' 2" (2.69m x 1.88m)

Window to rear.

Bathroom

Fitted with a three piece white suite of WC, washhand basin, bath with electric shower over. Partially tiled walls, tiled floor, spotlights, obscure window.

OUTSIDE

From Kenn Moor Drive a pathway leads to the front door. Laid to grass.

Rear Garden

Immediately outside of the sliding patio door is a patio which leads onto a level lawn, outside lighting. A pathway runs down the side of the property leading to a gate which leads to the:

Garage

With up and over door, power and light.

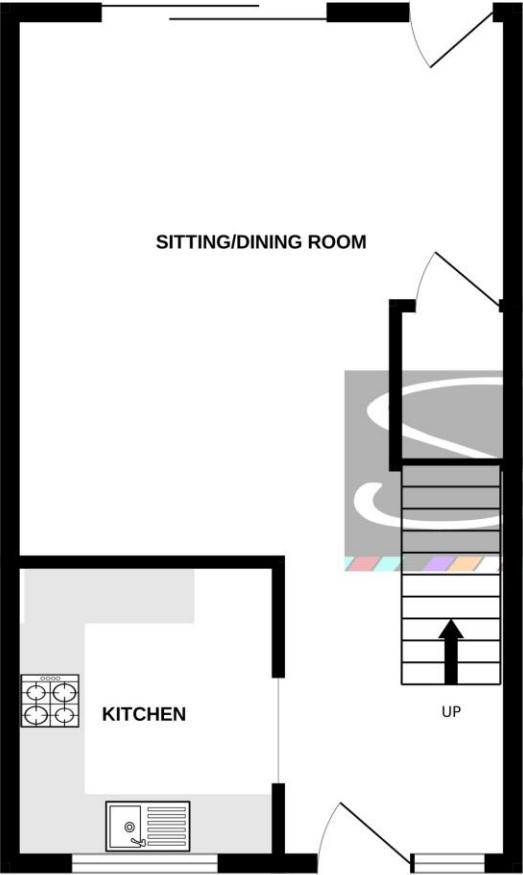
Agents Note

In accordance with the Estate agent's Act 1979, please note that the seller is a relative of an employee of Steven Smith.

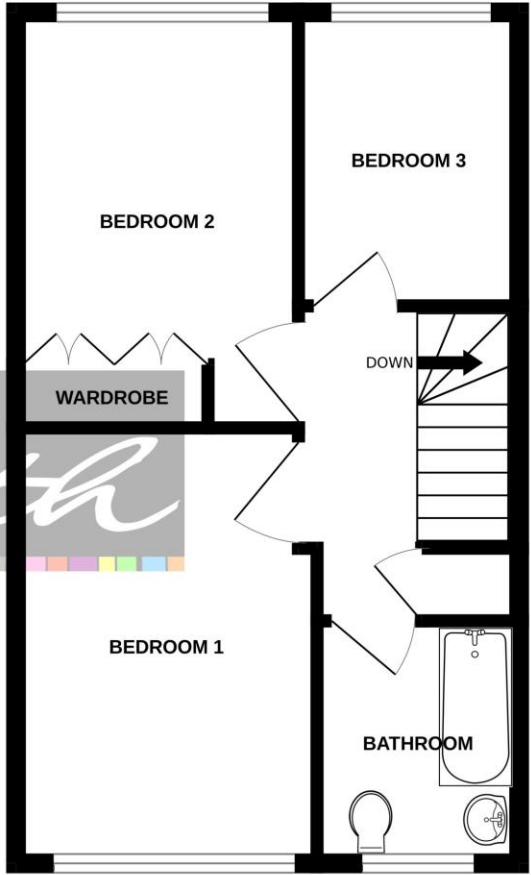




GROUND FLOOR



1ST FLOOR



Terrace House



Freehold



3



Garage



1



C



1

EPC

C



Gas Central Heating



Garage

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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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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