

1 Conygar Close, Clevedon, North Somerset, BS21 6AP

£549,999

Steven Smith

This impressive four bedroom detached home is located in the picturesque Swiss Valley area of Clevedon, offering a perfect blend of tranquility and modern living. The property features a beautifully designed modern kitchen diner, ideal for both everyday family life and entertaining guests. With two well appointed bathrooms, the home provides both convenience and comfort for a growing family. Surrounded by natural beauty, this home combines contemporary interiors with a sought after location, making it a rare opportunity in one of Clevedon's most desirable settings.

Accommodation (all measurements are approximate)

Entrance
Front door opens to:

Spacious Hallway
Stairs to first floor, under stairs cupboard. Leading to:

Sitting Room 15' 5" x 12' 6" (4.70m x 3.81m)
A wood burning stove takes centre stage. Window to front.

Kitchen/Dining Room 21' 2" x 15' 5" maximum 13'11" minimum (6.45m x 4.70m)
A great entertaining space. Fitted with a range of wall and base units with working surfaces, stainless steel sink, gas and electric cooker points, contemporary extractor hood. Integrated dishwasher, space for American style fridge/freezer. Breakfast bar. Window and French doors to rear garden, skylight. wood effect flooring flowing through into dining area. Door opens to:

Utility Room 9' 6" x 8' 4" (2.89m x 2.54m)
Fitted with same units as the kitchen. Working surfaces, square sink. Plumbing for washing machine and space for tumble dryer. Access to the Worcester gas fired combination boiler. Window to side. wood effect floor. Door to integral garage and further door opening to:

Home Office 9' 3" x 8' 5" (2.82m x 2.56m)
Tile effect floor. French doors to rear garden.

Bedroom 1 16' 4" x 12' 5" (4.97m x 3.78m)
An excellent room with window overlooking the rear garden. Measurements exclude a walk in wardrobe.

Bedroom 2 12' 4" x 11' 5" (3.76m x 3.48m)
A second double bedroom on the ground floor. Window overlooking front garden.

Bathroom
Beautifully fitted with a four piece white suite of wc, wash hand basin set into vanity unit with storage below, freestanding bath on ball and claw feet with hand held shower attachment. Separate king size shower cubicle with mains shower. Fully tiled walls and floor. Chrome ladder radiator, spotlights and extractor fan. Obscure glazed window.

First Floor

Landing
With window providing a pleasant outlook towards woodland beyond the playing fields of the local comprehensive school. Cupboard providing storage and access to eaves space.

Bedroom 3 13' 8" x 11' 9" (4.16m x 3.58m)
N.B. Measurements represent floor space due to some restricted head height with the pitch of the roof. Window to side and further window providing the same pleasant outlook towards the woodland. Measurements include a small cupbaord.

Bedroom 4 13' 8" x 14' 11" maximum 11'1" minimum (4.16m x 4.54m)
A great children's room! With a recess area ideal for a bed. Window overlooking the rear garden. Measurements exclude built in cupboard.

Shower Room
Three piece white suite of wc, wash hand basin, corner shower cubicle with Mira electric shower. Partially tiled walls. Tile effect floor. Extractor fan. Chrome ladder radiator. Obscure glazed window.

Outside
From Conygar Close, a driveway provides off road parking and leads to the garage. Pathway extends to the front door. The front garden is laid to lawn with established shrubs and trees.

Rear Garden
Immediately outside of the property is an Indian sandstone patio which then steps down to a level lawn. The garden is well stocked with an array of shrubs and trees to borders. There is a raised feature Carp pond and access to a garden shed. Outside water tap.







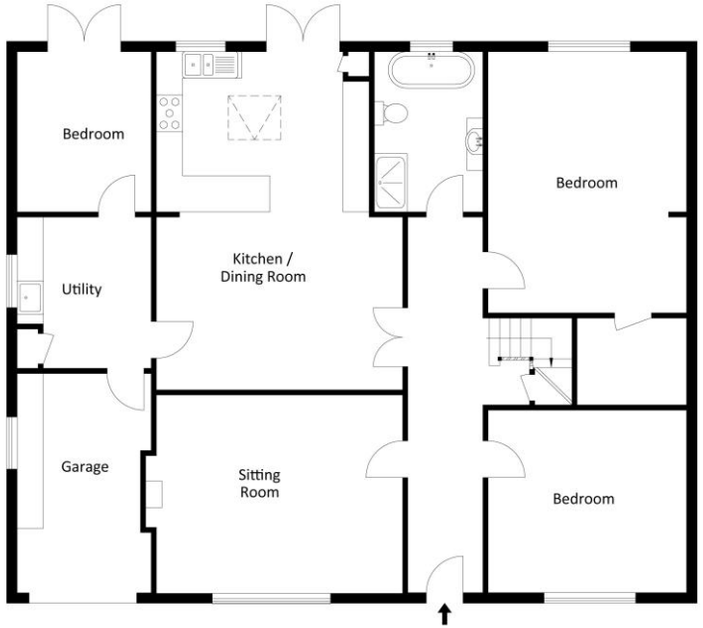






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Approx. Area 1414.9 Sq.Ft - 131.5 Sq.M
(Total Area Includes Garage)



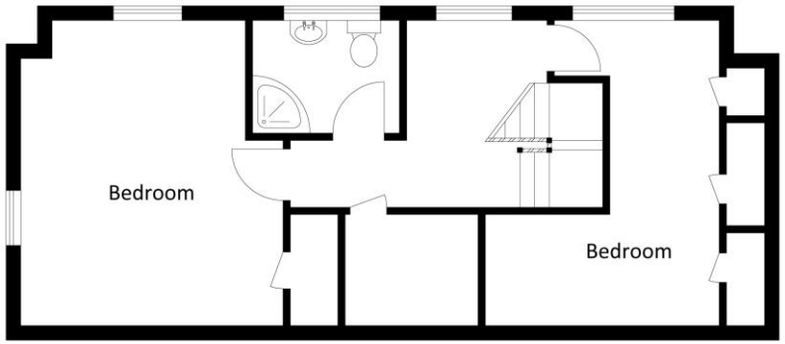
Ground Floor

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.

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Approx. Area 446.0 Sq.Ft - 41.4 Sq.M



First Floor

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Detached House

Freehold

4

Outside Space

2

D

2

EPC C

Gas Central Heating

Garage & 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.

A: 12 The Triangle, Clevedon, North Somerset BS21 6NG
T: 01275 877771 W: stevensmithhomes.co.uk
E: steven@stevensmithhomes.co.uk FB: @stevensmithhomes

The Property Ombudsman

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