



31 Saxby Close, Clevedon, BS21 7YF  
**£475,000**

Steven  
*Smith*



Situated in a popular cul de sac location off Yeolands Drive, this modern semi detached property will be ideally suited to those looking for a spacious family home. With a flexible layout over two levels, the ground floor accommodation includes sitting room, separate dining room and study. There is a beautifully fitted kitchen, useful utility and downstairs shower room. To the first floor, there are four well proportioned bedrooms which all benefit from fitted storage and a second shower room with white suite. Outside, the property sits in an excellent plot with a frontage providing ample parking and a generous well kept lawn. To the rear, the garden offers areas of both lawn and patio with neat, mature borders. Saxby Close is perfectly placed for level access to excellent primary schools, supermarkets and Clevedon's leisure centre. Pretty riverbank walks are also within easy reach. A truly great family home and for sale with no chain!

### **Accommodation (all measurements approximate)**

#### **GROUND FLOOR**

Front door opens to a spacious hall with tiled floor, stairs to first floor, window to front.

#### **Sitting Room 13' 11" x 12' 3" (4.24m x 3.73m)**

Window looking out onto front garden, oak floor, understairs cupboard.

#### **Kitchen 10' 6" x 10' 6" (3.20m x 3.20m)**

Beautifully fitted with a comprehensive range of wall and base units with working surfaces, stainless steel sink, electric oven, four ring induction hob with contemporary extractor hood, integrated fridge/freezer, tiled splashbacks, tiled floors, spotlights, window looking out to rear garden.

#### **Dining Room 15' 9" x 10' 5" (4.80m x 3.17m)**

A spacious reception room with oak floor, window and sliding patio door opens to the rear garden and door opens to the sitting room.

From the kitchen a door opens to:

#### **Utility 6' 5" x 5' 8" (1.95m x 1.73m)**

Fitted with wall units, working surface and one base unit, plumbing for washing machine and space for undercounter fridge/freezer. Tiled floor flowing through into the hallway and second opening to:

#### **Inner Hall**

Tiled effect floor.

#### **Home Study 10' 2" x 8' 8" (3.10m x 2.64m)**

Spotlights, window looking out onto the front drive.

#### **Shower Room**

Beautifully fitted with a three piece white suite of WC, washhand basin with storage below, king size shower cubicle with mains shower, fully tiled walls and tiled effect floor, spotlights, extractor fan, chrome ladder radiator.

#### **FIRST FLOOR**

Landing. Access to loft space.

#### **Bedroom 1 13' 6" x 8' 8" (4.11m x 2.64m)**

Measurements exclude a built in wardrobe. Window to front.

#### **Bedroom 2 10' 6" x 10' 5" (3.20m x 3.17m)**

Measurements include a run of built in wardrobes. A front to back room with window to front and second window to rear. Wood effect floor.

#### **Bedroom 3 9' 5" x 9' 4" (2.87m x 2.84m)**

Measurements exclude airing cupboard housing the Vaillant gas fired combination boiler, window overlooking the rear gardens.

#### **Bedroom 4 10' 9" x 6' 9" (3.27m x 2.06m)**

Measurements include an overstairs cupboard. Window to front.



### **Shower Room**

Three piece white suite of WC with concealed cistern, washhand basin set into vanity unit with storage below, corner shower cubicle with electric Triton shower, fully tiled walls, tiled effect floor, chrome ladder radiator, obscure window.

### **OUTSIDE**

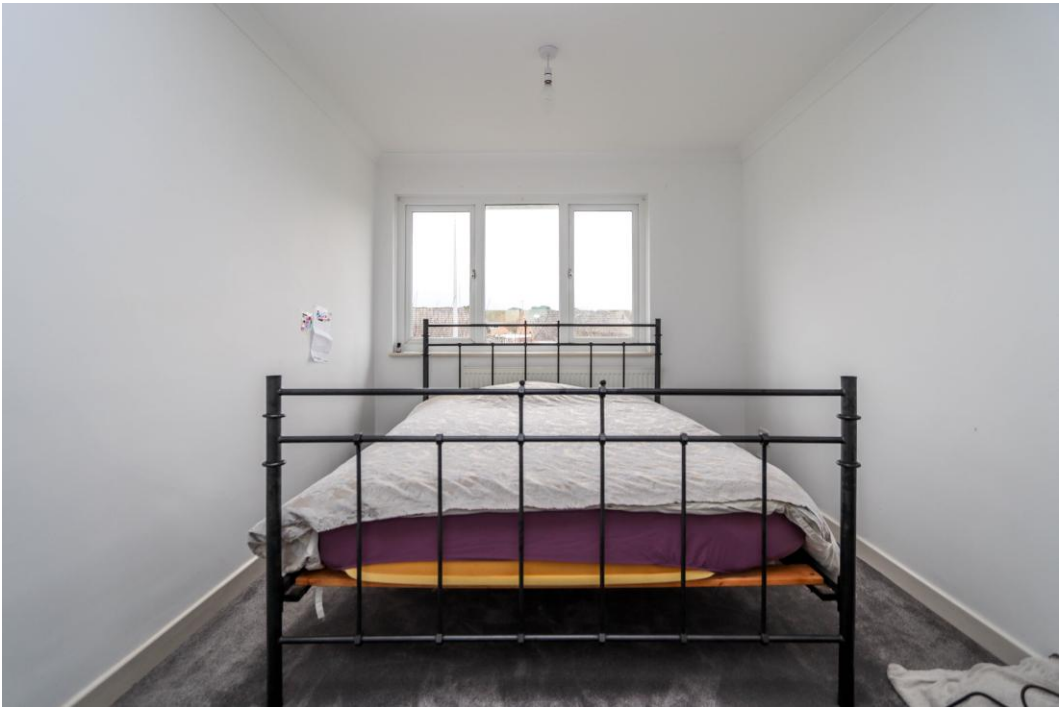
From Saxby Close a driveway provides off road parking for numerous cars. A block paved pathway then leads to the front door. Number 31 certainly has an impressive large front garden laid to level lawn with established small trees and shrubs to borders.

### **Rear Garden**

Can be accessed via the dining room and is laid to a patio, small area of lawn and a second raised patio with a gazebo at the rear of the garden. There are established shrubs and small trees to borders and is bound by predominantly panelled fencing. To the side there is a secluded shed ideal for garden utensils etc.

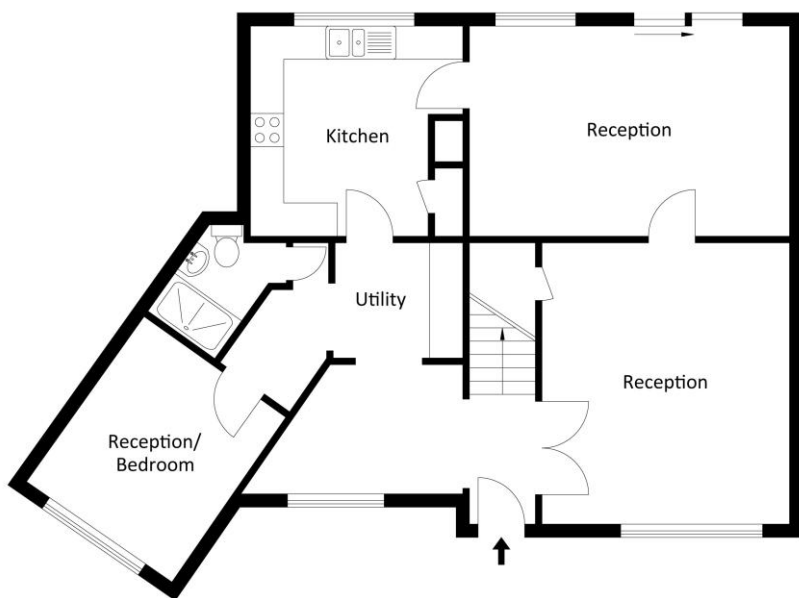






### 31 Saxby Close, Clevedon

Approx. Area 744.10 Sq.Ft - 69.10 Sq.M



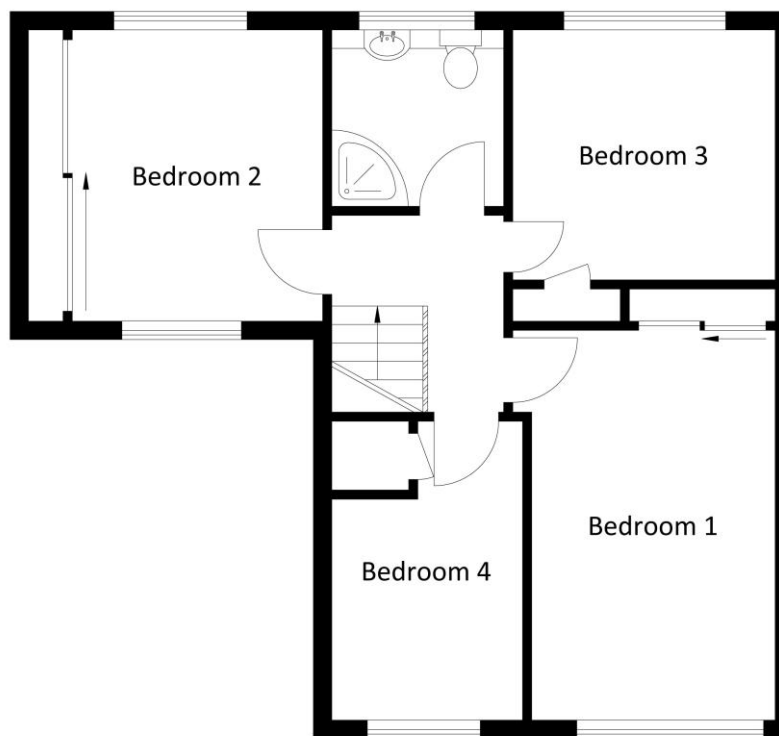
### Ground Floor

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.

### 31 Saxby Close, Clevedon

Approx. Area 486.70 Sq.Ft - 45.20 Sq.M



### First Floor

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Semi Detached House



Freehold



4



Garden



2



C



3

**EPC** B



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.

A: 12 The Triangle, Clevedon, North Somerset BS21 6NG  
T: 01275 877771 W: [stevensmithhomes.co.uk](http://stevensmithhomes.co.uk)  
E: [steven@stevensmithhomes.co.uk](mailto:steven@stevensmithhomes.co.uk) FB: @stevensmithhomes

Steven Smith Town & Country Estate Agents Ltd. Registered Address: 12 The Triangle, Clevedon, North Somerset BS21 6NG. Registration Number: 7177353. Registered in England & Wales

