



38 Brookfield Walk, Clevedon, BS21 6YG
£399,950

Steven
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This extended three bedroom semi detached home is ideally positioned on the level in Clevedon, offering both practicality and a relaxed coastal lifestyle. To the front, an extensive block paved driveway provides ample off road parking and leads to the garage, creating an impressive and convenient approach. The ground floor is thoughtfully arranged for modern living, featuring a spacious lounge diner that flows beautifully for both everyday life and entertaining. The kitchen is light filled and the sociable hub of the home, complemented by a separate utility room for added convenience. A versatile study, which could also serve as a fourth bedroom, adds further flexibility to suit a range of needs. Upstairs, the property continues to impress with three generous double bedrooms, all well proportioned and inviting. The accommodation is enhanced by a stunning family bathroom along with an additional shower room, providing comfort and practicality for busy households. The rear garden is a true highlight, designed to be enjoyed throughout the seasons. A raised decked area offers the perfect spot for outdoor dining or relaxing, while a patio and level lawn create a wonderful space for family life, gardening, or simply unwinding in a private setting. Situated in the sought after coastal town of Clevedon, the property benefits from a charming and vibrant community atmosphere. With its

iconic Victorian pier, scenic seafront walks, independent shops, and welcoming cafés, Clevedon offers a lifestyle that blends coastal tranquillity with everyday convenience. Excellent local schools and easy access to nearby Bristol further enhance its appeal, making this a superb location for families and professionals alike.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to porch with cupboard for shoes and coats etc, door opens to:

Lounge/Diner 24'4" x 15'5" max 8'4" min

Measurements include stairs to first floor. Window looking out over the front drive, wood effect flooring.

Kitchen 12' 0" x 9' 10" (3.65m x 2.99m)

A great addition to the property with a comprehensive range of shaker style wall and base units with butchers block work surfaces incorporating a Belfast sink, space for range cooker with concealed extractor hood, integrated fridge/freezer, wine rack, tiled floor, spotlights, larder cupboard and window overlooking the rear garden. Door opens:

Utility Room 12' 0" x 4' 9" (3.65m x 1.45m)

With a work surface with one cupboard below, tiled splashback, plumbing for

washing machine, space for tumble dryer, tiled floor, door to rear garden and second door giving access to the drive.

From the lounge/diner double doors opens to:

Home Office 10' 2" x 6' 7" (3.10m x 2.01m)

A very useful room with a window to side and measurements exclude a cupboard.

FIRST FLOOR

Landing. Access to loft space, window to side and access to the airing cupboard housing the Worcester gas fired combination boiler.

Bedroom 1 15'3" x 13'1" max 10'7" min

Measurements include a comprehensive range of built in wardrobes and dressing table. Two windows looking out to front.

Bedroom 2 12' 0" x 7' 4" (3.65m x 2.23m)

Window overlooking the rear garden.

Bedroom 3 11'11" x 8'4" max 7'3" min

Window overlooking the rear garden.

Shower Room

Fitted with a three piece white suite of WC, washhand basin, shower cubicle with mains shower, partially tiled walls, tiled effect floor, extractor fan, shaving socket point.

Bathroom

Beautifully fitted with a three piece suite of WC with concealed cistern, washhand basin set into vanity unit with storage below, lovely freestanding contemporary bath, partially tiled walls, tiled floor, obscure window, spotlights, chrome ladder radiator.

OUTSIDE

From Brookfield Walk the entire front of the property has been block paved creating further off road parking and leading to the front door. The block paved driveway continues down the side of the property giving access to the single garage with up and over doors. There is then access to the utility door.

The Rear Garden

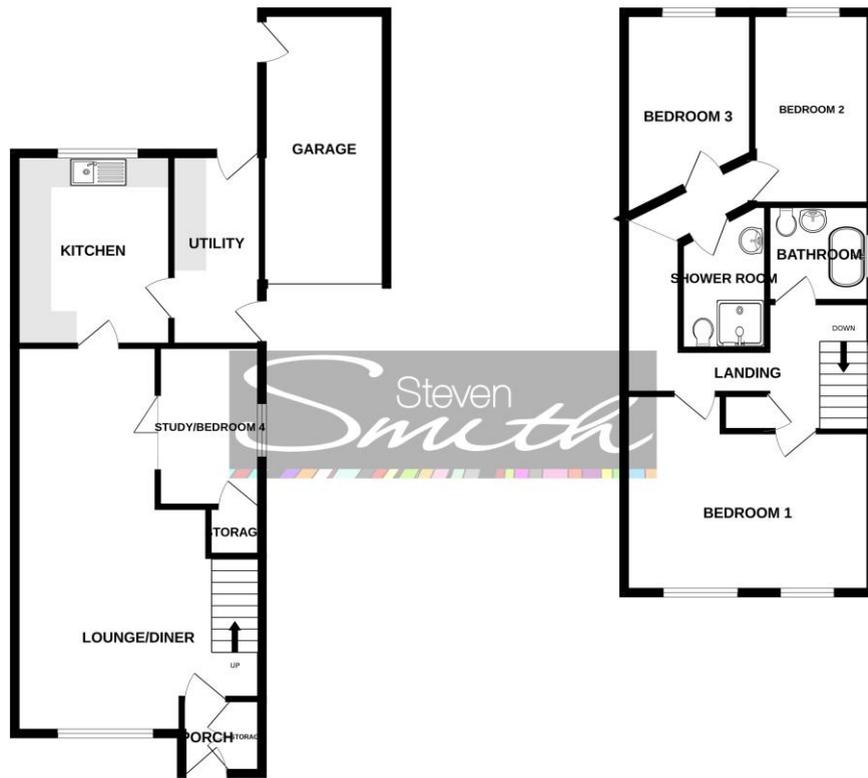
The rear garden is perfect for young families as it is well enclosed and only accessed via the garage or the utility room. Immediately outside of the property is a level contemporary patio which opens up to a level lawn and to the rear a raised deck which will enjoy plenty of the summer sun. There are small shrubs and perennials to borders and the garden is bound by a mixture of concrete panelled fencing and feather-board fencing. Outside water tap.





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Semi Detached House



Freehold



3



Garden



2



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2

EPC

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Gas Central Heating



Garage and Parking





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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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