



57 Westbourne Crescent, Clevedon, BS21 7YB  
**£425,000**

Steven  
*Smith*



This beautifully presented three bedroom semi detached house is located towards the highly desirable West End of Clevedon, offering a wonderful blend of style, space and comfort. Set within stunning, well tended gardens that provide a tranquil and private setting, the home is perfect for both relaxing and entertaining. A rare advantage is the detached double garage, adding valuable storage and secure parking. With its attractive surroundings and excellent location close to coastal walks, schools and amenities, this is a truly special home not to be missed.

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

#### **GROUND FLOOR**

Front door opens to:

#### **Hall**

Stairs to first floor, tiled floor, two cupboards, understairs storage.

#### **Sitting Room 14' 9" x 11' 9" (4.49m x 3.58m)**

A light and airy room with french doors opening to the rear gardens, beautiful woodburning stove set into tiled surround and hearth, wood effect floor. Double doors to dining room.

#### **Kitchen 12' 0" x 8' 5" (3.65m x 2.56m)**

Fitted with a range of shaker style wall and base units with butchers block work surfaces with a double Belfast sink with mixer tap, double electric oven, four ring gas hob with concealed extractor hood, integrated dishwasher and fridge/freezer, tiled splashbacks, tiled floor, spotlights, window looking out onto Westbourne Crescent. Opening to:

#### **Utility 6' 2" x 5' 9" (1.88m x 1.75m)**

With the same wall and base units as the kitchen and butchers block work surface, skylight, spotlights, tiled floor, bookshelving. Door opens to:

#### **Home Office 8' 9" x 5' 9" (2.66m x 1.75m)**

With tiled floor, window to rear garden, spotlights.

From the utility a door opens to:

#### **Cloakroom**

White suite of WC, washhand basin, obscure window, tiled floor, access to the Worcester gas fired combination boiler.

From the kitchen a door opens to:

#### **Dining Room 10' 2" x 9' 3" (3.10m x 2.82m)**

A lovely entertaining space with door to rear garden, wood effect floor, spotlights.

#### **FIRST FLOOR**

**Landing.** Access to loft space, window to front.

#### **Bedroom 1 11' 3" x 10' 9" (3.43m x 3.27m)**

Measurements exclude two built in wardrobes. Window to rear, wood effect floor.

#### **Bedroom 2 11' 9" x 11' 1" (3.58m x 3.38m)**

Measurements include two built in wardrobes. Window to rear, wood effect floor.

#### **Bedroom 3 10' 4" x 7' 1" (3.15m x 2.16m)**

Measurements include a built in cupboard. Window looking out onto Westbourne Crescent, wood effect floor.

#### **Shower Room**

Beautifully fitted with a three piece white suite of WC, washhand basin, king size shower cubicle with mains shower, partially tiled walls, tiled floor, chrome ladder radiator, obscure window, spotlights, extractor fan, built in cupboard.

#### **OUTSIDE**

From Westbourne Crescent a pathway leads to the front door. The front garden is laid to stone shingle with raised sleepers housing some beautifully established shrubs and small trees.





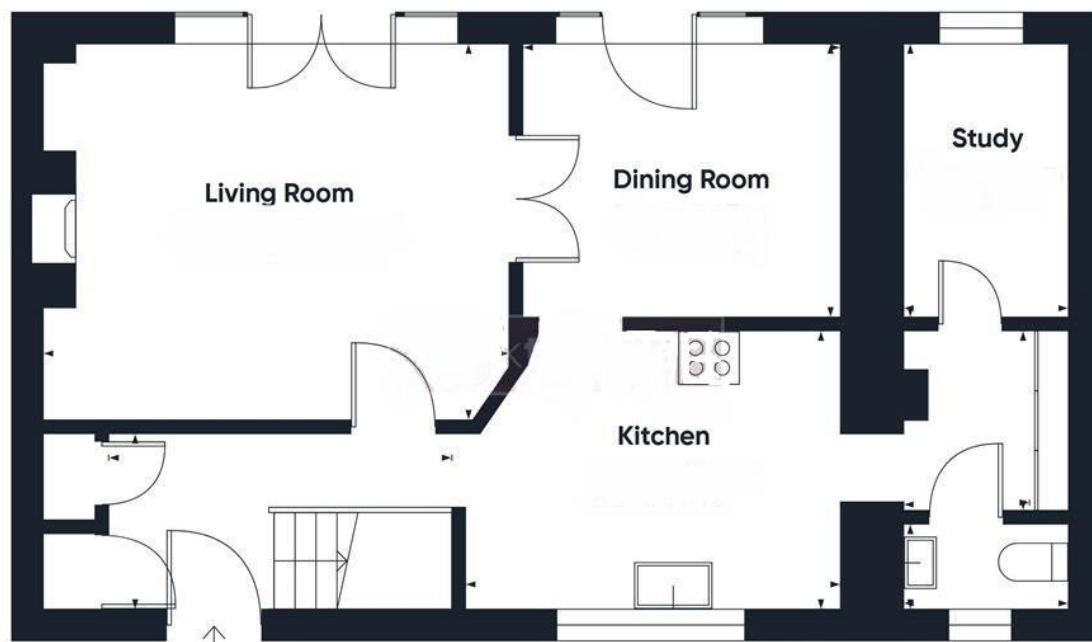
## The Rear Garden

Number 53 certainly has an impressive garden which has been beautifully landscaped by the current owners. It has been hard landscaped for ease of maintenance consisting of patio slabs and stone shingles with a feature raised brick bay tree area, the borders have been cleverly stocked with a wide range of established perennials, shrubs and small trees and the gardens are bound by panelled fencing. These gardens are a great entertaining space and will enjoy plenty of the summer sun. To the side of the property there is a covered area ideal for late night entertainment and from here a gate gives access to the bin storage area with a lockable gate leading back to the front of the house. From the main garden a gate opens to the veg plot and a pathway splits this area leading to the detached double garage which is a unique feature of a house this size. There is a personal door to the garage. At the end a lockable gate gives access to the off road parking via Keenes Way.









Floor 0



Floor 1



Semi Detached House



Freehold



3



Garden



1



B



2

**EPC**

D



Gas Central Heating



Garage and 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.

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