



7 Westfield, Clevedon, BS21 5DD  
**£389,950**

Steven  
*Smith*

Full of stylish design features and contemporary twists, this immaculate link detached house will impress! Upon approach, the tone is immediately set with the smart grey framed windows, entrance door and the complimentary grey garage. Once inside, the property certainly does not disappoint. Comprising of a spacious sitting room, a beautifully fitted kitchen/dining room which is the perfect spot for entertaining or traditional family mealtimes, three bedrooms and a luxurious boutique style shower room. So much attention has been paid to those finer details to create a home to be proud of. Outside, the rear garden has been thoughtfully laid out to offer areas of patio, lawn and a further section which has been laid to beds and raised planters, perfect for cultivating those flowers, plants and vegetables! Westfield is situated in a desirable spot next to the Blind Yeo offering direct access to picturesque riverbank walks as well as favoured primary schools and supermarkets. Simply a great home!

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

##### **GROUND FLOOR**

Front door opens to hall, stairs to first floor, wood effect floor.

##### **Sitting Room 14'7" x 11'6" max 9'4" min**

Window looking out to front, wood effect flooring flowing through into:

##### **Kitchen/Diner 14'9" x 10'8" max 10'5" min**

Beautifully fitted with a comprehensive range of wall and base units incorporating corian work surfaces with sink and mixer tap, single oven with microwave above, four ring induction hob with contemporary extractor hood, space for a fridge/freezer, integrated slimline dishwasher and washing machine. Contemporary tiled splashbacks, window overlooking the rear garden, space for a dining table. Access to understairs cupboard and french doors opening out to the rear garden. Breakfast bar.

##### **FIRST FLOOR**

**Landing.** Access to loft space, window to side. Access to airing cupboard housing the Vaillant gas fired combination boiler.

##### **Bedroom 1 14'6" x 8'11" max 7'8" min**

Measurements include built in wardrobes. Window overlooking the rear garden and providing a pleasant outlook over the riverbank.

##### **Bedroom 2 11' 2" x 8' 4" (3.40m x 2.54m)**

Window to front.

##### **Bedroom 3 6' 6" x 6' 1" (1.98m x 1.85m)**

Window to front.

##### **Luxury Shower Room**

Beautifully fitted with a three piece white suite of WC, wall hung washhand basin with storage below, king size shower cubicle with mains shower, partially tiled walls, tiled floor, chrome ladder radiator, obscure window, spotlights.

##### **OUTSIDE**

From Westfield a driveway provides off road parking and leads to the single garage. To the front there is a lovely patio.

##### **Rear Garden**

7 Westfield certainly has a lovely rear garden and immediately outside of the property there is an Indian sandstone patio with two steps and a pathway continuing to the rear of the garden where there is a lockable gate which gives access to the neighbouring riverbank. There are 2 areas of artificial turf, an area laid to lawn and a screened veg plot. The garden is bound by panelled and close board feather-board fencing, there is also a personal door into the garage, shed, water tap.

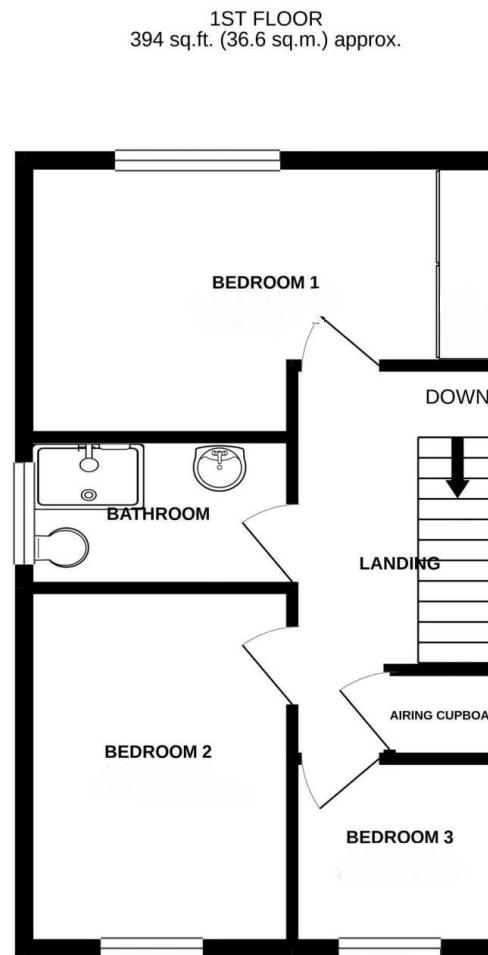
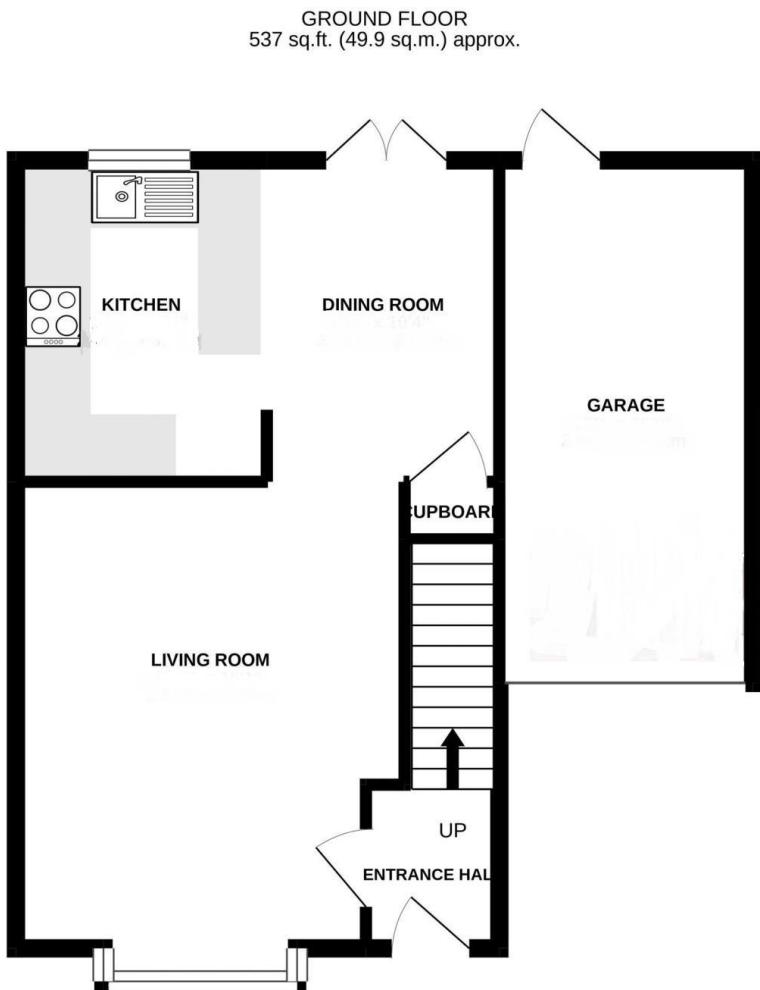
##### **The Garage 16' 8" x 8' 3" (5.08m x 2.51m)**

With power and light, automatic roller door and a recently refitted fiberglass roof.

The outside photos were supplied by the seller in a different season.







Detached House



Freehold



3



Garden



1



D



1

**EPC**

C



Gas Central Heating



Garage and Parking

TOTAL FLOOR AREA : 931 sq.ft. (86.5 sq.m.) approx.

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

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