



4 Russell Road, Clevedon, North Somerset, BS21 7RS  
**£595,000**

Steven  
*Smith*





Tucked away in one of Mid Clevedon's most sought after cul de sacs, this detached home enjoys a wonderfully peaceful setting while remaining close to everything the town has to offer. The location is a true highlight, prized for its quiet atmosphere, strong sense of community and convenient access to local amenities, schools and scenic coastal walks. The accommodation is arranged over two floors and offers well balanced living space ideal for modern family life. On the ground floor, two reception rooms provide flexible areas for relaxing and entertaining, complemented by a well proportioned kitchen and the welcome addition of a downstairs WC. Upstairs, the home continues to impress with three comfortable bedrooms and a family bathroom, all thoughtfully laid out to make the most of the space available. Externally, a driveway to the front leads to a single garage, providing practical off street parking and storage. To the rear, the garden is a particular standout feature, exceptionally private and perfect for enjoying sunny afternoons or quiet evenings outdoors. Overall, this is a home that combines a highly desirable location with comfortable, versatile living, making it an attractive prospect in one of Clevedon's most popular residential areas.

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

### **GROUND FLOOR**

Front door opens:

#### **Hall**

Stairs to first floor, cupboard for shoes and coats etc.

#### **Sitting Room 16' 0" x 13' 3" into bay (4.87m x 4.04m into bay)**

A bay style window looks out onto the front garden and driveway. A coal effect gas fire is set into a modern surround and hearth. Second window to side.

#### **Kitchen 10' 6" x 9' 11" (3.20m x 3.02m)**

Fitted with a range of wall and base units with working surfaces, stainless steel sink, electric oven with four ring gas hob with contemporary extractor hood. Plumbing for washing machine, tiled splashbacks, tiled floor, integrated separate undercounter fridge and freezer, window overlooking the rear garden. Door opens to:

#### **Inner Hall**

With tiled effect floor, door to garden.

#### **Cloakroom**

With WC, washhand basin, obscure window, tiled effect floor.

#### **Dining Room 9' 11" x 9' 2" (3.02m x 2.79m)**

A dual aspect room with two windows overlooking the garden.

### **FIRST FLOOR**

**Landing.** Obscure window to side, access to loft space.

#### **Bedroom 1 16' 0" x 11' 10" (4.87m x 3.60m)**

Measurements include built in wardrobes and a dressing table. Window to front.

#### **Bedroom 2 10' 1" x 9' 11" (3.07m x 3.02m)**

Access to eaves space, window overlooking the rear garden.

#### **Bedroom 3 9' 6" x 5' 5" (2.89m x 1.65m)**

Window to side.

#### **Bathroom**

With a three piece white suite of WC, washhand basin, bath with mains shower and glass folding shower screen door, partially tiled walls, chrome ladder radiator, tiled effect floor, access to the airing cupboard housing the gas fired combination boiler, obscure window.

### **OUTSIDE**

From Russell Road a driveway descends providing off road parking and leads to the single garage. The front garden is laid to a small area of lawn and a pathway extends via both sides of the property to the rear garden. To the right hand side the pathway also gives access to the front door with a covered porch.



## The Rear Garden

Number 4 Russell Road has a very private garden, is laid to lawn with small established shrubs to borders and feature trees. There is a pretty red brick stone wall at the rear of the garden and to the right hand side a recently installed concrete pillared panelled fence.







Floor Plan to be inserted here



Detached House



Freehold



3



Garden



1



E



2

**EPC**



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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