



6 Parsons Green, Clevedon, BS21 5HR
£375,000

Steven
Smith

This appealing detached property is situated in an established cul de sac off Mill Cross and is certain to prove popular, particularly with families who are looking to be close to excellent schools and amenities. Throughout, the property is beautifully presented with a welcoming, light and airy feel and modern decoration. To the ground floor, an inviting sitting room with bay window, feature fireplace and a cottage style beamed ceiling provides the perfect place to relax and unwind. To the rear, a contemporary kitchen/dining room has been beautifully fitted giving ample space for cooking and entertaining family and friends. In addition, this level boasts a useful study, downstairs cloakroom and conservatory overlooking the gardens. To the first floor, there are three well proportioned bedrooms and a family bathroom with white suite. Outside, the rear has been thoughtfully arranged to offer areas of deck, shingle and artificial lawn with attractive borders. To the front, there is off street parking. Parsons Green is within a short walk of well regarded primary schools, delightful riverside walks and a host of other amenities. An all round super family home!

Accommodation (all measurements approximate)

GROUND FLOOR

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

Cloakroom

White suite of WC, washhand basin, tiled effect floor, obscure window to front, extractor fan.

Sitting Room 14' 2" x 13' 10" into bay (4.31m x 4.21m into bay)

Bay window looking out onto the front gardens and Parsons Green. Cottage style beam ceiling, modern feature fireplace. Door opens to:

Kitchen/Diner 17' 4" x 7' 9" (5.28m x 2.36m)

Beautifully fitted with a range of high gloss fronted wall and base units with working surfaces, sink with mixer tap, built in electric oven and microwave, plumbing for dishwasher, electric hob with contemporary extractor hood, integrated fridge/freezer. Tiled splashbacks, window and door to rear garden. Wood effect floor flowing through to the dining area where there is access to an understairs cupboard and flowing through into:

Conservatory 8' 10" x 7' 1" (2.69m x 2.16m)

A great addition to the property of dwarf wall and PVC double glazed construction with french doors into the garden.

Study 11' 3" x 4' 0" (3.43m x 1.22m)

Window looking out onto the rear garden, wood effect floor.

FIRST FLOOR

Landing. Window to side, access to loft space and an overstairs cupboard.

Bedroom 1 11' 0" x 9' 5" (3.35m x 2.87m)

Measurements include a comprehensive range of bedroom furniture consisting of wardrobes, bedside drawers, over-bed storage and further drawers. Window overlooking the rear garden.

Bedroom 2 9' 6" x 8' 6" (2.89m x 2.59m)

Window looking out onto Parsons Green.

Bedroom 3 8' 0" x 7' 9" (2.44m x 2.36m)

Window overlooking the rear garden.

Bathroom

A four piece white suite of WC, washhand basin with storage below, bath and separate shower with electric Mira Sport shower. Fully tiled walls, wood effect floor, obscure window, chrome ladder radiator.



OUTSIDE

From Parsons Green a driveway provides off road parking. The front garden is laid to level lawn with a stone chipping pathway to the front door. A pathway extends down the side of the property where a lockable gate gives access to:

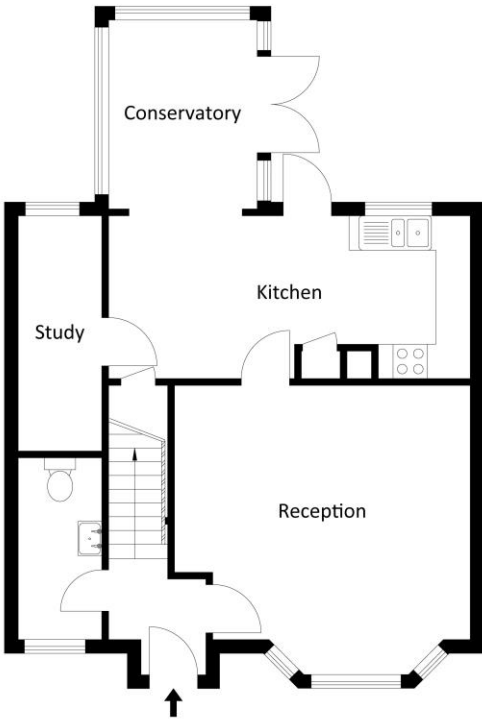
The Rear Garden

The rear garden has been beautifully looked after by the current owner and is laid to artificial lawn with a small deck and an area of slate chippings. The gardens are bound by a mixture of panelled and feather-board fencing and secluded around to the far side of the property is a stone shingle area where there is a pretty summer house set on a raised deck. This space offers a great amount of privacy and offers extra garden space. Outside water tap.





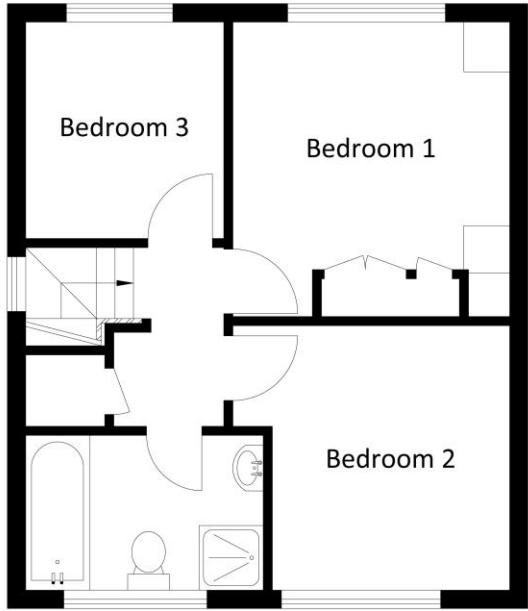
6 Parsons Green, Clevedon
Approx. Area 519.14 Sq.Ft - 48.23 Sq.M



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.

6 Parsons Green, Clevedon
Approx. Area 354.88 Sq.Ft - 32.97 Sq.M



First 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.



Detached House



Freehold



3



Garden



1



D



2

EPC

D



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
E: 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

