



159 Cannons Gate, Clevedon, BS21 5HW  
£375,000

Steven  
*Smith*

Enjoying a fabulous position just a stone's throw from the picturesque Blind Yeo riverbank, this beautifully presented semi detached property will make an ideal family home. With a thoughtfully reimagined ground floor layout, the accommodation comprises contemporary kitchen/breakfast room flowing seamlessly into a light filled sitting room which overlooks the gardens and provides a great social space, separate dining room which could double as a second sitting room, playroom or fourth bedroom and a useful utility area. To the first floor, there are three bedrooms and a modern family bathroom with white suite. Throughout, the property is stylishly presented in calming, neutral tones with a bright and airy, inviting feel. Outside, there is ample off street parking for four vehicles together with additional storage to the front of the former garage. To the rear, a decked area leads directly from the sitting room to the lawned garden which enjoys a good amount of sunshine and privacy. From this location, there is easy access to schools, supermarkets and a host of other family friendly amenities. For those with dogs or those who simply enjoy walking, the riverbank path stretches as far as Clevedon's picturesque Pill and sea wall. Quite simply a great family home!

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

### **GROUND FLOOR**

Front door opens to:

#### **Hall**

Stairs to first floor, understairs storage for shoes etc.

#### **Kitchen/Breakfast Room 16' 6" x 12' 2" (5.03m x 3.71m)**

Such an impressive light and airy space with a range of high gloss fronted wall and base units with working surfaces, stainless steel sink, single oven with a separate combi oven microwave above, four ring induction hob with contemporary extractor hood. Integrated dishwasher, space for fridge/freezer, spotlights, breakfast bar, window looking into the sitting room. Wood effect floor flows through into:

#### **Sitting Room 14' 4" x 8' 10" (4.37m x 2.69m)**

A lovely addition to the property with an insulated roof with two skylights, lots of windows and french doors opening to the south westerly facing rear garden.

#### **Dining Room 10' 6" x 8' 2" (3.20m x 2.49m)**

This space could also be used as a home office with window looking out over the front drive.

## **Utility Room 8' 7" x 7' 8" (2.61m x 2.34m)**

With wall cupboards, work surface, plumbing for washing machine, space for self condensing tumble dryer and further storage for coats etc.

## **FIRST FLOOR**

**Landing.** Access to loft space.

#### **Bedroom 1 12' 6" x 9' 9" (3.81m x 2.97m)**

Window overlooking the pretty rear garden.

#### **Bedroom 2 9' 2" x 8' 7" (2.79m x 2.61m)**

Window looking out to front and giving glimpses of the nearby river bank. Measurements exclude the airing cupboard housing the Vaillant gas fired combination boiler.

#### **Bedroom 3 9' 8" x 6' 8" (2.94m x 2.03m)**

Window overlooking the rear garden.

## **Bathroom**

Beautifully fitted with a three piece white suite of WC with concealed cistern, washhand basin with storage below, bath with electric Triton shower and glass folding shower screen door. Fully tiled walls and tiled effect floor. Chrome ladder radiator, obscure window, spotlights, extractor fan.

## OUTSIDE

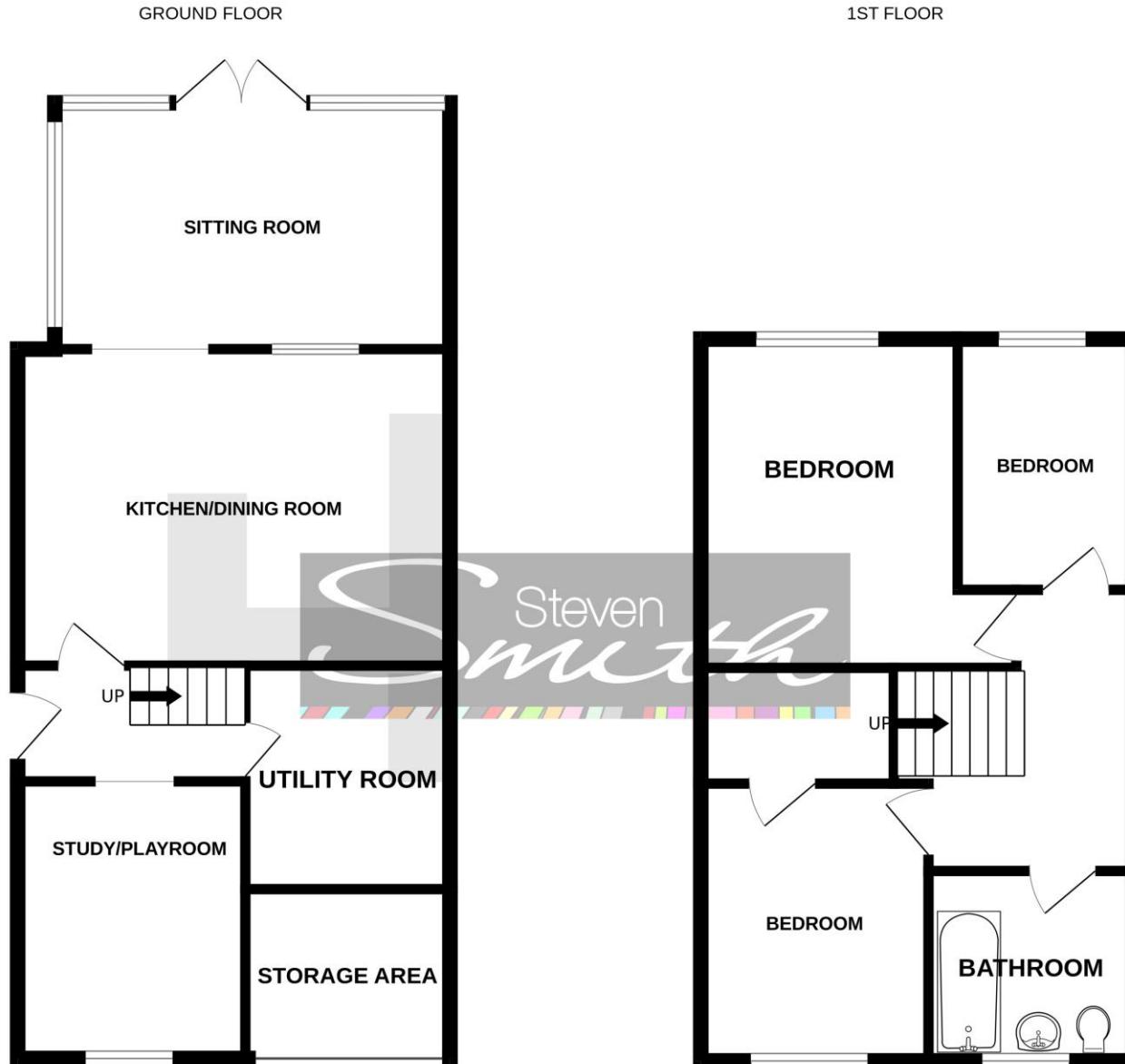
From Cannons Gate there is parking immediately outside of the property for two cars leading to the former garage with up and over door which is now a storage area due to reduced size because of the utility room. Opposite the two parking spaces are two further parking spaces on a stone shingle area. The pathway then extends down the side of the property passing the front door where a lockable side gate gives access to the:

## Rear Garden

Immediately outside of the french doors from the sitting room is a raised deck which steps down onto an area of level lawn with patio slabs to the left hand side leading to the shed and an area of slate shingle at the rear of the garden. The garden is bound by concrete pillared panelled fencing and has an array of established shrubs and small trees and the added advantage of being predominantly south west facing. There is also due to the surrounding trees a good amount of privacy. Outside power.







	Semi Detached House
	Freehold
	3
	Garden
	1
	C
	2
<b>EPC</b>	C
	Gas Central Heating
	Parking

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

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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