



54 Castlewood Close, Clevedon, BS21 7HS  
£499,950

Steven  
*Smith*





Situated in an ever popular position in Upper Clevedon, this spacious home is certain to appeal to a wide range of buyers including growing families or those looking for a property suitable for dual occupation. The principle accommodation comprises sitting room, dining hall, well fitted kitchen, conservatory and study with a useful separate utility area and wet room. On the first floor, there are four generous bedrooms and family bathroom. Whilst the main house certainly enjoys plenty of room, there is the benefit of an additional annexe with its own snug, cloakroom and bedroom with en suite. This would provide an ideal space for an older relative, teenager or perhaps simply to work from home. The gardens are of an equally impressive size and offer areas of lawn, patio and attractive borders whilst to the front, there is ample parking. This is a superb opportunity to purchase a family home with great potential.

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

#### **GROUND FLOOR**

Front door opens to:

#### **Dining Hall 16'7" x 13'6" max 9'11" min**

Measurements include stairs to first floor. Two windows to front, exposed floorboards.

#### **Wet Room**

Suite of WC, washhand basin, mains shower cubicle, fully tiled walls and floor, obscure window, chrome ladder radiator, extractor fan.

#### **Sitting Room 16' 5" x 11' 11" (5.00m x 3.63m)**

A front to back room with window to front and french doors to rear garden. Exposed floorboards.

#### **Study 9' 7" x 8' 6" (2.92m x 2.59m)**

Exposed floorboards, window overlooking the rear garden.

#### **Kitchen 19' 4" x 8' 1" (5.89m x 2.46m)**

Fitted with a range of wall and base units with working surfaces, sink with mixer tap, gas and electric cooker points with contemporary stainless steel extractor hood. Plumbing for dishwasher, space for upright fridge/freezer, window to front, second window overlooking the rear garden where there is also a breakfast

bar. High vaulted ceilings with two skylights. Door opens to:

#### **Utility Area 13' 11" x 7' 2" (4.24m x 2.18m)**

With working surfaces and base units, plumbing for washing machine, space for self condensing tumble dryer, access to the Vaillant gas fired combination boiler. Window overlooking the rear garden, door to annexe. Opening to:

#### **Conservatory 11' 0" x 8' 1" (3.35m x 2.46m)**

With windows and door opening to the rear garden.

#### **FIRST FLOOR**

**Landing.** Access to loft space.

#### **Bedroom 1 12' 0" x 9' 7" (3.65m x 2.92m)**

Window looking out onto Castlewood Close.



**Bedroom 2 13'1" x 10'4" max 9'2" min**

Measurements exclude a built in cupboard. Window looking out onto Castlewood Close.

**Bedroom 3 9' 8" x 8' 6" (2.94m x 2.59m)**

Measurements include a built in wardrobe. Window overlooking the rear garden.

**Bedroom 4 11'11" max 8'10" min x 6'6"**

Window overlooking the rear garden.

**Bathroom**

Suite of WC, washhand basin, bath with handheld shower attachment. Partially tiled walls, chrome ladder radiator, obscure window.

**THE ANNEXE  
GROUND FLOOR**

Front door opens to hall, stairs to first floor.

**Cloakroom**

White suite of WC, washhand basin, understairs storage, extractor fan.

**Snug Room 12' 7" x 7' 11" (3.83m x 2.41m)**

Window looking out onto Castlewood Close and door to the utility area of the main house. Feature fireplace.

**FIRST FLOOR**

**Landing.** The stairs open straight into the bedroom of the annexe:

**Bedroom 11' 3" x 10' 11" (3.43m x 3.32m)**

NB. Measurements are floor space and there is restricted head height due to the pitch of the roof, measurements also include a built in wardrobe. Two skylights. Door opens to:

**En-Suite**

Suite of WC, washhand basin, shower cubicle with mains shower, two skylights, partially tiled walls.

**OUTSIDE**

From Castlewood Close a block paved driveway provides off road parking and there is a further space of stone shingles to the right hand side and to the front door that could also be used for further parking. Three steps then rise to the main front door of the house and there is also access to the annexe front door. There is an established hedge at the front giving extra privacy.

**The Rear Garden**

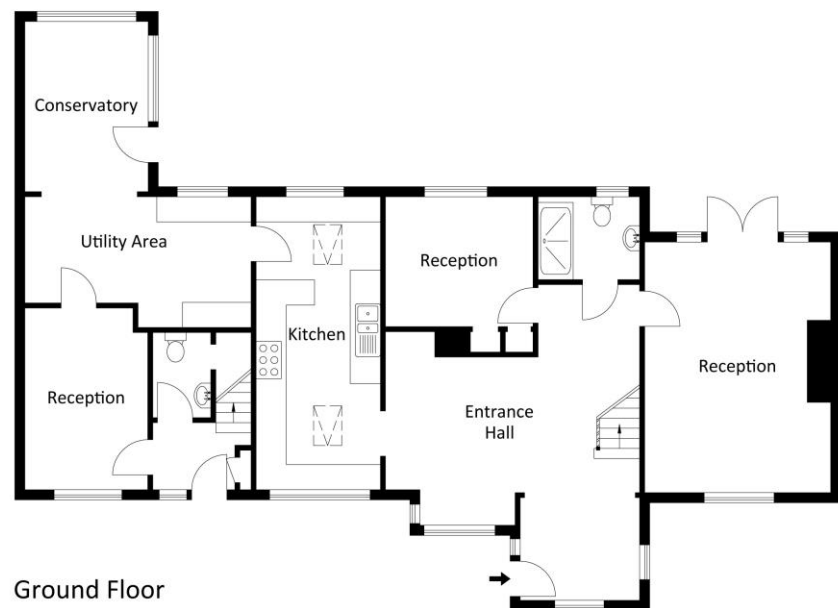
Can be accessed via the conservatory and the sitting room of the main house. Number 54 certainly has an impressive rear garden. There is an area of level lawn and plenty of patio areas which are perfect for eating outdoors during those lovely summer evenings. At the rear of the garden a lockable gate also gives access out onto Old Park Road which is a great place for dog walking etc. To the borders there are a fine array of established shrubs, small trees and perennials. This garden can be enjoyed by the keenest of gardeners







**54 Castlewood Close, Clevedon**  
Approx. Area 1131.0 Sq.Ft - 105.10 Sq.M



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.

**54 Castlewood Close, Clevedon**  
Approx. Area 791.0 Sq.Ft - 73.50 Sq.M



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Semi Detached House



Freehold



5



Garden



3



E



3

**EPC**



Gas Central Heating



Parking





## THE ANNEXE



### 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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