



162 Cannons Gate, Clevedon, BS21 5HW
£335,000

Steven
Smith

Situated in an ever popular residential location close to the picturesque Blind Yeo River and within a short walk of a host of family friendly amenities, this delightful semi detached home is certain to be a popular choice! Offering spacious accommodation which is beautifully presented throughout, the property enjoys a light and airy feel with contemporary fittings and stylish, neutral decoration. To the ground floor, there is a welcoming sitting room with outlook to the front and to the rear, a generous kitchen/dining room. The kitchen area is fitted with a comprehensive range of modern high gloss units and provides ample space for meal preparation and cooking. This space flows seamlessly into the dining area with a delightful outlook over the gardens, the perfect spot for entertaining family and friends. To the first floor, there are three well proportioned bedrooms, the master of which benefits from a range of fitted furniture providing ample storage. A stunning and newly refitted boutique style shower room completes the accommodation. Outside, there is off street parking to the front together with access to a single garage. To the rear, a beautifully tended lawn with colourful borders compliments the generous patio area and there is additional outdoor storage. Cannons Gate is conveniently situated for easy access to highly

regarded primary schools, Clevedon's leisure centre and a good choice of supermarkets. The town centre is also within level walking distance through the town's network of linked footpaths. Sold with the advantage of no onward chain, early interest is expected for this truly delightful home.

Accommodation (all measurements approximate)
GROUND FLOOR

Front door opens to:

Hall
Stairs to first floor.

Sitting Room 14'10" x 11'6" max 9'8" min
Window looking out onto the front garden.

Kitchen/Diner 14' 10" x 10' 4" (4.52m x 3.15m)
Fitted with a range of wall and base units with Quartz worktops incorporating a sink with mixer tap, double electric oven, four ring induction hob with contemporary extractor hood, integrated fridge/freezer and dishwasher. Access to the gas fired boiler. Window and french doors opening to the rear garden. Tiled floor in the kitchen flowing through to a wood effect floor in the dining area. Access to understairs cupboard.

FIRST FLOOR

Landing. Access to loft space and the airing cupboard housing the lagged hot water cylinder.

Bedroom 1 14' 0" x 8' 4" (4.26m x 2.54m)
Measurements include a comprehensive run of built in wardrobes and a double set of drawers. Window to front.

Bedroom 2 11' 5" x 8' 2" (3.48m x 2.49m)
Window overlooking the rear garden. Contemporary washhand basin with storage below.

Bedroom 3 8' 6" x 6' 6" (2.59m x 1.98m)
Window to front.

Luxury Shower Room
Recently refitted with a stunning three piece white suite of WC with concealed cistern, washhand basin set into vanity unit with storage below. King size walk in shower cubicle with mains shower. Fully tiled walls and floor. Chrome ladder radiator, obscure window, spotlights, extractor fan.

OUTSIDE

From Cannons Gate a driveway extends down the side of the property and leads to the single garage. The front garden is laid to lawn and there is a pathway giving access to the front door.



The Rear Garden

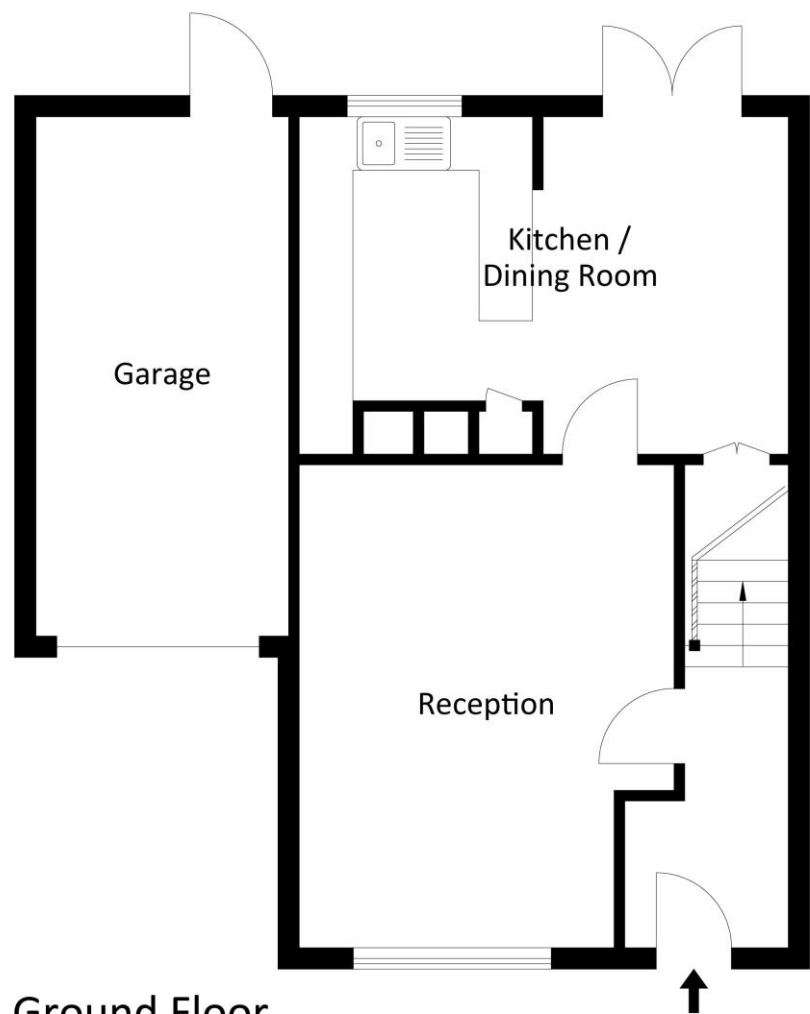
The rear garden is a particular delight and immediately outside of the property is a generous patio and a personal door giving access to the single garage with power and light. The garden is laid to level lawn with beautifully established borders of perennials, small trees and shrubs. There is a garden shed. These gardens have the added advantage of being predominantly south west facing. Outside water tap.





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Approx. Area 510.10 Sq.Ft - 47.40 Sq.M
(Total area includes garage)



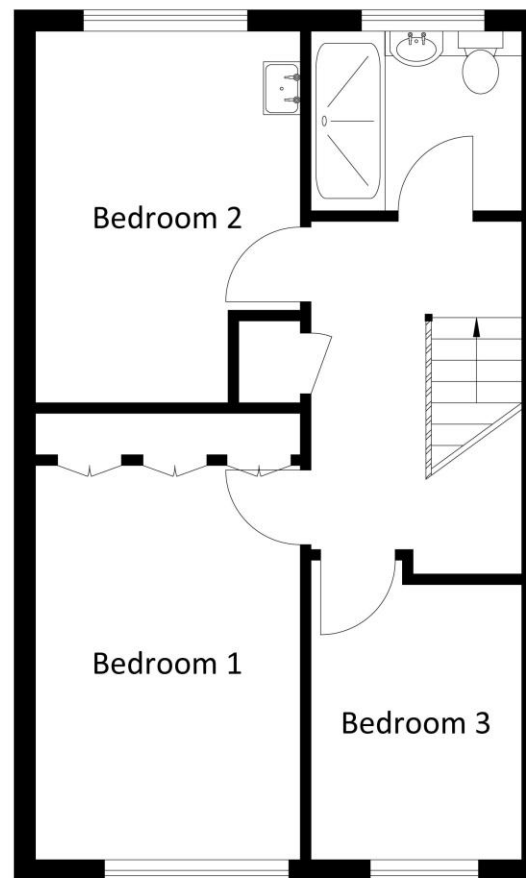
Ground Floor

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.

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Approx. Area 383.0 Sq.Ft - 35.60 Sq.M



First Floor

For illustrative purposes only. Not to scale.

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Semi Detached House



Freehold



3



Garden



1



C



1

EPC D



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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