

**Kenn Moor Drive, Clevedon, Somerset. BS21 5AY**

**£350,000 Freehold**

**FOR SALE**



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS....Nestled in the charming town of Clevedon, this semi-detached house stands as a beacon of comfort and style. Boasting three bedrooms, it provides an ideal haven for those seeking a perfect blend of space and functionality

As you step into the residence, you are welcomed by a cosy lounge that radiates warmth and invites you to unwind after a long day. The kitchen/diner area, the heart of the home, seamlessly combines practicality with modern design.

A delightful feature of this property is the conservatory, a sunlit sanctuary that extends the living space and brings the beauty of the outdoors inside. Whether you use it as a reading nook, a dining area, or a place to bask in the natural sunlight, the conservatory adds a touch of flexibility to the house

The allure of this home extends beyond its walls to the South Facing Garden—a private oasis bathed in sunlight throughout the day. It provides a picturesque backdrop for entertaining family or friends, or just to relax and soak up the sun.

Convenience is key, and this property doesn't disappoint. A driveway leading to the garden ensures easy access and adds a practical touch to daily life. Whether it's unloading groceries or hosting guests.

In summary, this semi-detached house in Clevedon is a perfect embodiment of comfortable living, offering three bedrooms, a welcoming lounge, a kitchen/diner, a sunlit conservatory, and a South Facing Garden with a convenient driveway.

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Semi-detached house
- 3 bedrooms
- Conservatory
- South facing garden
- Garage and parking
- Gas central heating
- Kitchen/diner
- EPC-C



## ROOM DESCRIPTIONS

### **Main front door to the hallway:**

### **Hallway:**

Door to the lounge

### **Lounge:**

16' 0" x 14' 3" (4.88m x 4.34m)

Double glazed window, radiator, stairs to the first floor, door to the kitchen

### **Kitchen/diner:**

15' 10" x 9' 3" (4.83m x 2.82m) Sink unit, floor and wall units, plumbing for dishwasher, built in oven and hob, radiator, cupboard housing plumbing for washing machine, double glazed window, double doors to the conservatory

### **Conservatory**

13' 2" x 7' 7" (4.01m x 2.31m)

Double glazed windows, radiator, sliding door to the garden

### **First floor landing:**

Loft access via a loft ladder, airing cupboard housing the boiler

### **Bedroom 1:**

13' 2" x 9' 0" (4.01m x 2.74m)

Radiator, double glazed window

### **Bedroom 2:**

10' 7" x 8' 11" (3.23m x 2.72m)

Radiator, double glazed window

### **Bedroom 3:**

10' 2" x 6' 7" (3.10m x 2.01m)

Radiator, double glazed window

### **Bathroom:**

Bath, wash hand basin, heated towel rail, low level WC, double glazed window

### **Garage and parking:**

The driveway provides off street parking for 2 vehicles and leads to the SINGLE GARAGE which has light, power and personal door to the garden

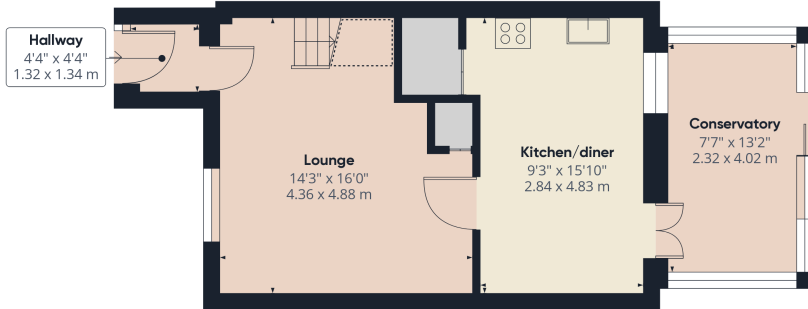
### **Garden:**

A South facing rear garden, with patio area, and a nice size artificial lawn area

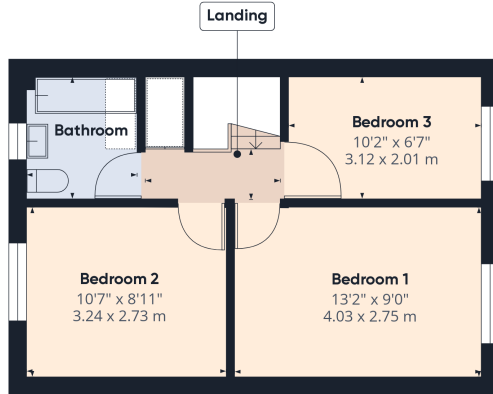




# FLOORPLAN & EPC



Floor 0



Floor 1



**Approximate total area<sup>1)</sup>**

847.91 ft<sup>2</sup>  
78.77 m<sup>2</sup>

**Reduced headroom**

13.08 ft<sup>2</sup>  
1.22 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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