



59 Hazell Close,
Clevedon,
North Somerset



59 Hazell Close, Clevedon, North Somerset. BS21 5DW

£269,950 - Freehold

A spacious 3 bedroom, 2 reception room home with a superb living room and a separate family room that is ideal for working or learning at home. The house enjoys an open outlook over parkland and offers well presented recently refreshed accommodation with neutral decoration and new carpets. Available without any onward chain delays.

The house is ideally placed with a private garden, a wide drive and the view of the park opposite, while attractive riverside walks along the Blind Yeo are only 350 yards away. The property also stands within easy reach of local shopping and a large Tesco store that is under half a mile away. The town centre is less than a mile away and it is 1.5 miles to The Beach, Clevedon's sea front with its Victorian Pier.

For the commuter Clevedon offers easy access to the M5 motorway via junction 20 and there is a railway station in nearby Yatton or at Nailsea with direct trains to London – Paddington.

The very popular Yeo Moor primary school is less than a 10 minute walk and the secondary schooling in Clevedon is also very good. Furthermore, local leisure opportunities are many and varied in and around the town.



The very appealing spacious living room with new carpets, a theme that continues through the house.



The Family Room with an outlook over the park



The well proportioned kitchen



The level, private fully fenced rear garden



Bedroom 1 with built in wardrobes



The open parkland opposite the house.

The Accommodation

A uPVC double glazed front door with matching side screen opens to the entrance hall that leads in turn to the living room.

The living room gives an immediate impression of space and was originally designed as lounge diner with a French door and matching full drop side screen opening to the patio and rear garden.

A door leads from here to the well proportioned kitchen that is fitted with a range of farmhouse oak finish wall and floor cupboards. There is an inset stainless steel sink unit, a matching inset hob and built under electric double oven – grill. Space and plumbing is provided for a full size dishwasher and a washing machine with further space for an upright fridge freezer. In addition, a built in cupboard houses the central heating boiler and usefully there are two further built in storage cupboards. A door leads from the kitchen to the patio area.

The family room offers great flexibility and may alternatively be used as a formal dining room or a study – space to learn at home or perhaps a play room with an open outlook to the front.

The stairs rise to a landing with a built in airing cupboard, a hatch to the loft and doors opening to the bathroom and the bedrooms which are all arranged to overlook the rear garden. The principal bedroom has deep built in wardrobes and the bathroom has been redesigned in the style of a wet room though, there would originally have been a bath that could be reinstated if required.

VIEWING: Only by appointment with the Sole Agents:
Hensons: Telephone 01275 810030

SERVICES:

All mains services are connected. Telephone connection. High speed broadband and Superfast Cable Broadband services are available. Gas fired warm air central heating. uPVC double glazing. uPVC fascias.



ENERGY PERFORMANCE: The current E.P.C rating is D-58 the full certificate is available on request. Please email info@hbe.co.uk

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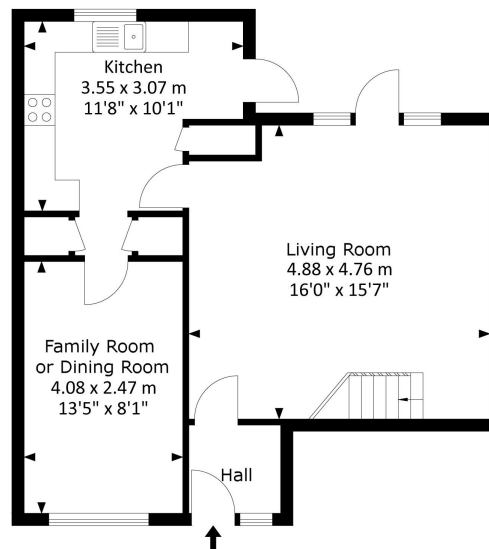


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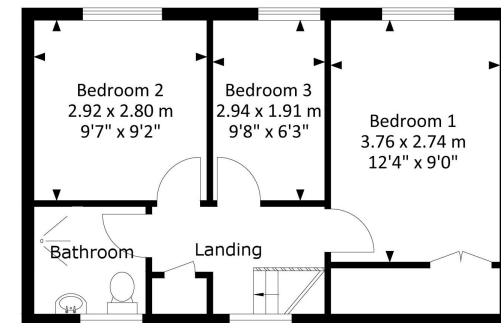
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