

28 Cleeve Drive Cleeve BS49 4NW

£420,000

marktempler

RESIDENTIAL SALES





Property Type

House - Semi-Detached



How Big

1188.60 sq ft



Bedrooms

4



Reception Rooms

2



Bathrooms

1



Warmth

Gas central heating



Parking

Off street



Outside

Front & rear



EPC Rating

E



Council Tax Band

D



Construction

Traditional



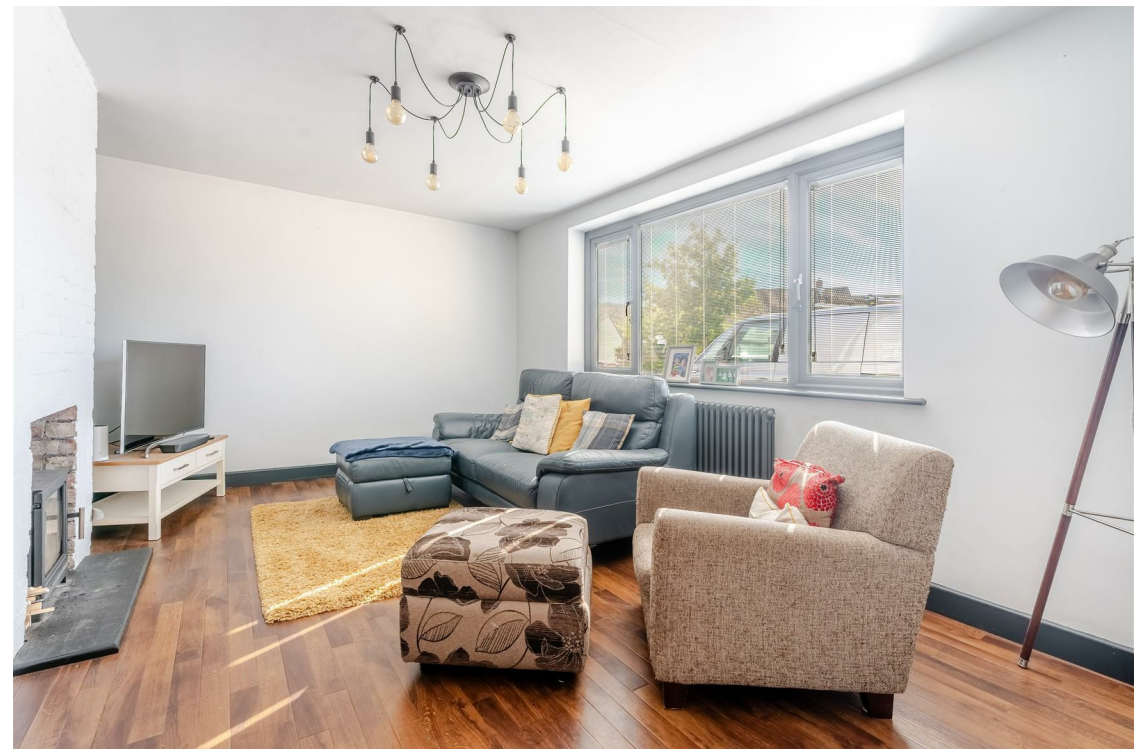
Tenure

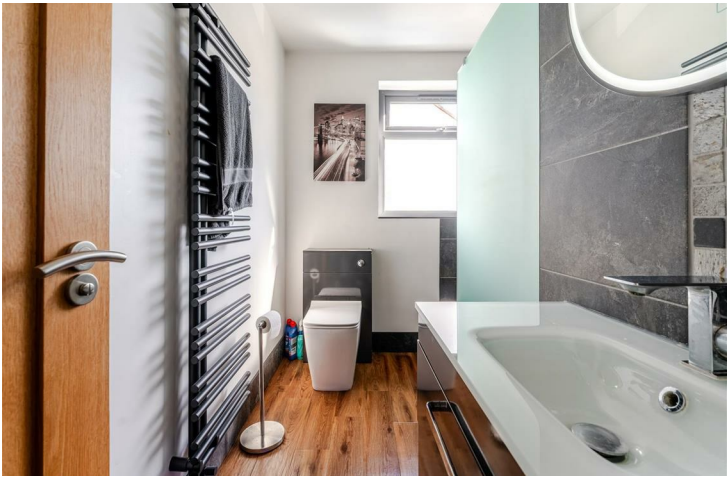
Freehold

Immaculately presented four bedroom semi-detached family home, beautifully modernised throughout and occupying a popular cul de sac position within the village of Cleeve - 28 Cleeve Drive is a stylish and thoughtfully improved home, offering bright, spacious accommodation ideally suited to modern family life. The ground floor is accessed via a welcoming entrance hall leading through to a comfortable sitting room, a cosy and inviting space centred around an enclosed log-burning fire, creating the perfect environment in which to relax and unwind. To the rear, the property opens into a fabulous kitchen dining room extending across the width of the house and undoubtedly forming the heart of the home. Finished to an exceptional standard, the kitchen is fitted with an attractive range of contemporary wall, base and full-height cabinets, complemented by generous work surfaces, a breakfast bar and a range of integrated appliances. The dining area sits naturally alongside and is ideally positioned for everyday family life and entertaining, with bi-fold doors opening directly onto the rear garden and allowing the outside space to become a natural extension of the home during the warmer months. A cloakroom WC completes the ground floor accommodation. The first floor accommodation is centred around four well-proportioned bedrooms, with the principal room benefiting from a comprehensive range of fitted wardrobes. These are complemented by a recently refitted family shower room, beautifully finished with a walk-in double shower, low-level WC and wash hand basin.

Outside, the property continues to impress with a thoughtfully landscaped rear garden designed with ease of maintenance in mind. A spacious patio area extends directly from the kitchen dining room, creating an excellent setting for outdoor dining and entertaining. Beyond, a slate chippings pathway leads through the garden, flanked by artificial lawns bordered by attractive railway sleepers, creating a smart and practical outdoor space that can be enjoyed throughout the year. The enclosed nature of the garden provides a pleasant degree of privacy, while still remaining manageable for busy households. To the front, the property is laid predominantly to block paving, providing off-street parking for numerous vehicles. Further benefits include a single garage, offering additional storage, workshop space or secure parking if required.

Cleeve remains one of North Somerset's most popular villages, enjoying a semi-rural setting whilst remaining exceptionally convenient for everyday amenities and transport links. The village is well placed for access to nearby Yatton, Congresbury and Backwell, with local shops, schooling and community facilities all within easy reach. Yatton's mainline railway station provides direct services towards Bristol, Bath and London Paddington, while the A370 and M5 motorway network offer excellent commuter links across the region. The surrounding countryside and nearby Strawberry Line provide wonderful opportunities for walking and cycling, helping to make this an attractive location for both families and professionals alike.







Exceptional modernised family home in delightful village of Cleeve



HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.



About this property

TENURE

Freehold

This information has been provided by the sellers and is correct to the best of our knowledge

UTILITIES

Mains electric
Mains gas
Mains water
Mains drainage

HEATING

Gas fired central heating

BROADBAND

Ultrafast broadband is available with the highest available download speed 10000 Mbps and the highest available upload speed 10000 Mbps. We advise all interested parties to also make their own enquires via checker.ofcom.org.uk.

If an information source is not named, then it has been provided by the either ther sellers of the property and is accurate to the best of their knowledge or OnTheMarket, powered by Sprift. Spirfts data parnters include Royal Mail, Ofcom, Enviroment Agency, Land Registry, Valuation Office Agency, Office for National Statistics, Ordnance Survey and History England.



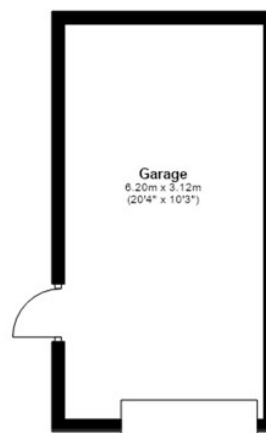
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Outbuilding

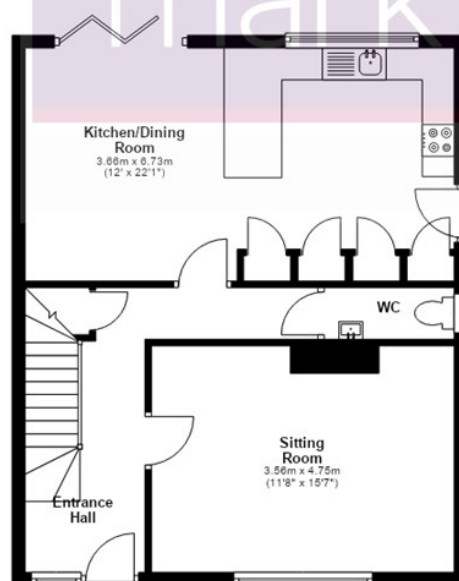
Approx. 0.0 sq. metres (0.0 sq. feet)
(excluding Garage)



Garage
6.20m x 3.12m
(20'4" x 10'3")

Ground Floor

Approx. 55.4 sq. metres (595.9 sq. feet)



Kitchen/Dining Room
3.66m x 6.73m
(12' x 22'1")

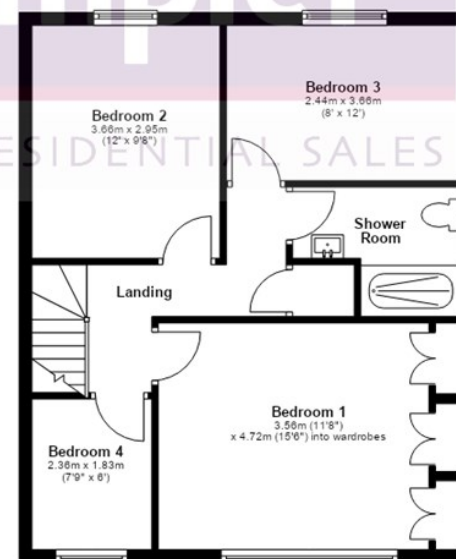
WC

Sitting Room
3.56m x 4.75m
(11'8" x 15'7")

Entrance Hall

First Floor

Approx. 55.1 sq. metres (592.7 sq. feet)



Bedroom 2
3.66m x 2.95m
(12' x 9'8")

Bedroom 3
2.44m x 3.66m
(8' x 12')

Shower Room

Landing

Bedroom 4
2.36m x 1.83m
(7'9" x 6')

Bedroom 1
3.56m (11'8")
x 4.72m (15'6") into wardrobes

Total area: approx. 110.4 sq. metres (1188.6 sq. feet)

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.
Plan produced using PlanUp.