GOODMAN & LILLEY



22 BUTTERFIELD PARK, CLEVEDON, BS21 5ED

GUIDE PRICE £325,000

22 BUTTERFIELD PARK

CLEVEDON, BS21 5ED

SUMMARY

Situated in the highly sought-after Butterfield Park development, this well-proportioned, 1980s semi-detached home offers comfortable living in a favored setting. While presented in good order throughout, the property offers a wonderful canvas for an incoming purchaser to personalize and refine the interiors to their own bespoke finish, presenting an outstanding opportunity for families and professionals alike.

Upon arrival, the property immediately impresses with an expansive driveway providing comfortable off-road parking for two to three vehicles. Stepping inside, a welcoming entrance hallway leads directly into a sizeable and well-appointed kitchen diner positioned at the front of the home. Generously proportioned, it offers an abundance of worktop and cupboard space, creating an ideal setting for both daily meal preparation and casual dining. Moving towards the rear, the spacious lounge provides a warm and relaxing environment that opens seamlessly into a sizeable conservatory, presenting a versatile reception space with pleasant views over the garden.

The first floor accommodation comprises three well-proportioned bedrooms alongside a neat family bathroom, offering flexible living space suitable for growing families, home working, or hosting guests.

Outdoors, the rear garden has been thoughtfully designed for low-maintenance enjoyment. Fully enclosed for privacy, it is further enhanced by convenient side access back to the driveway, completing a property that combines great practical living with exciting scope to tailor to one's preferred taste.

LOCATION

Butterfield Park is a well-established residential area situated in a popular and convenient setting within Clevedon. Presenting an attractive blend of practical design and leafy suburban surroundings, the development offers a comfortable, low-maintenance environment that appeals to a wide variety of buyers looking for a peaceful lifestyle close to everything the town has to offer.

Clevedon itself is celebrated for its distinctive Victorian heritage, iconic Grade I listed pier, and picturesque seafront. The town features a wonderful selection of boutique independent shops, cafes, and popular eateries along Hill Road, alongside convenient everyday retail amenities and beautiful coastal walks.

Families are exceptionally well-catered for, with a range of highly regarded local primary schools and Clevedon Secondary School situated within easy reach, offering outstanding educational opportunities within a supportive community environment.

Transport links are superb, with Junction 20 of the M5 providing swift access to Bristol and the wider South West, while nearby Yatton station offers direct mainline rail connections to Bristol Temple Meads and London Paddington.

ADDITIONAL INFORMATION

Tenure; Freehold
Council tax band; C (North Somerset council)
EPC; C (valid until 2033)
Services; Mains gas, electric, water & drainage













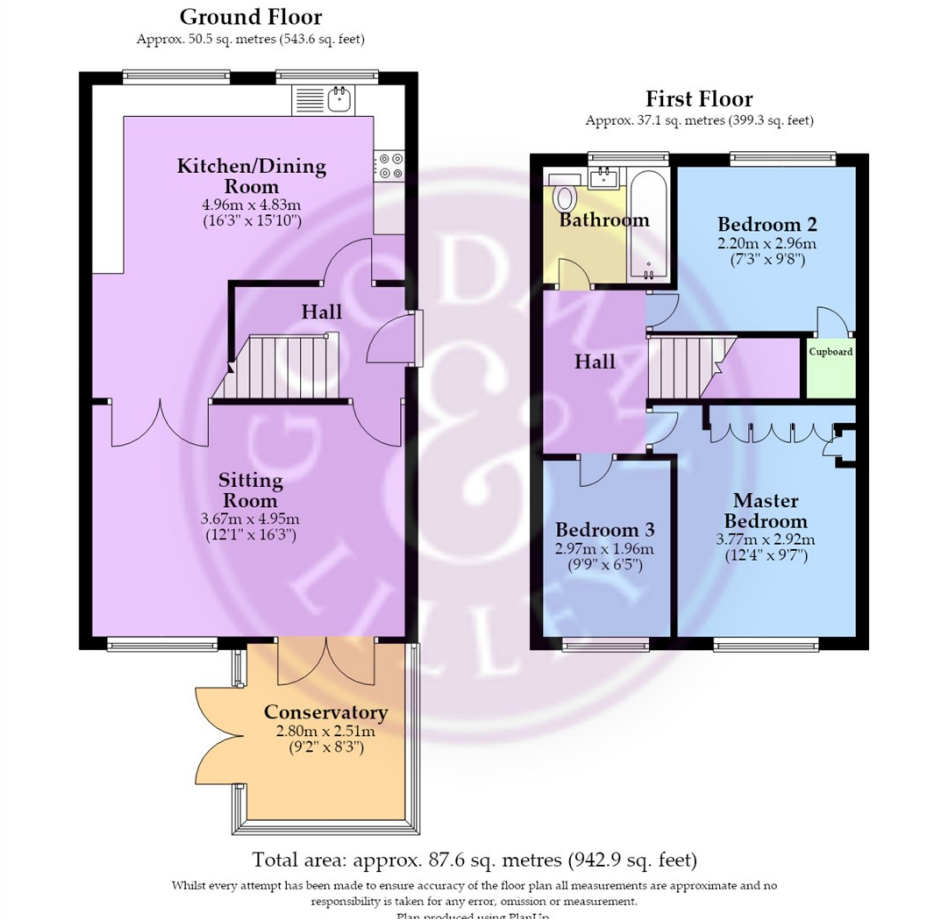








FLOORPLAN



Total area: approx. 87.6 sq. metres (942.9 sq. feet)

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.

Plan produced using PlanUp.

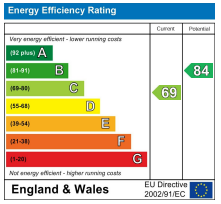
3 Bedrooms
Tenure - Freehold

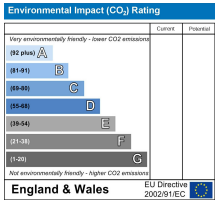
2 Reception Rooms
Total 942.90 sq ft

1 Bathrooms
Council tax band - C

- Chain free
- Three double bedrooms
- Ample off street parking

- Semi-detached
- Kitchen/diner
- Close proximity to amenities & transport links





Opening hours vary slightly in each office
Mon to Fri - Usually 9am till 6pm
Saturday 9.00am–4.00pm

GOODMAN & LILLEY

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