

23 Graitney Close Cleeve BS49 4NJ

£299,950

marktempler

RESIDENTIAL SALES





	<b>PROPERTY TYPE</b>		<b>HOW BIG</b>
	Semi-detached house		808.30 sq ft
	<b>BEDROOMS</b>		<b>RECEPTION ROOMS</b>
	3		1
	<b>BATHROOMS</b>		<b>WARMTH</b>
	1		uPVC double glazing and gas fired central heating
	<b>PARKING</b>		<b>OUTSIDE SPACE</b>
	Off street and garage		Front and rear
	<b>EPC RATING</b>		<b>COUNCIL TAX BAND</b>
	C		D

Well-presented family home in the popular village location of Cleeve. 23 Graitney Close is a superb three-bedroom semi-detached home offering both immediate comfort and exciting future potential. The accommodation is arranged traditionally over two floors, beginning with a welcoming entrance porch that opens into a hallway, giving access to all principal rooms. The dual-aspect lounge/diner is filled with natural light and offers a social space to enjoy. Adjacent to the dining area, the kitchen offers scope for reconfiguration into a contemporary kitchen/diner, ideal for those looking to personalise their home. Upstairs, the property continues to impress with three well-proportioned bedrooms, two of which are generous doubles, and a family bathroom.

The rear garden is a delightful and private outdoor space, thoughtfully landscaped to offer both charm and practicality. A combination of paved patio and a neatly kept lawn creates a versatile setting for both relaxing and entertaining. Well-stocked borders with mature shrubs and colourful plants add a splash of greenery and seasonal interest, all enclosed by wooden fencing. The garden offers a secure and tranquil retreat—ideal for morning coffee, summer dining or simply unwinding at the end of the day. To the front, you have an area laid to decorative stone that not only allows extra off-street parking, but is also an ideal spot to place some potted plants to create some extra kerb appeal. Adjacent is the driveway that leads to the carport, which in turn leads to the garage.

Graitney Close is situated within the village of Cleeve and is ideally located for those looking to commute. Bristol City Centre can be accessed by a short drive or mainline railway connecting at both Yatton and Backwell, and Bristol International Airport is a very short drive away, with the airport flyer providing a convenient service, stopping just a short walk away. The village of Cleeve has numerous amenities, including a beauty salon, village shop, and village hall that doubles up as a country public house and village shop.



## Three bedroom family home in the village of Cleeve



### HOW TO BUY THIS PROPERTY

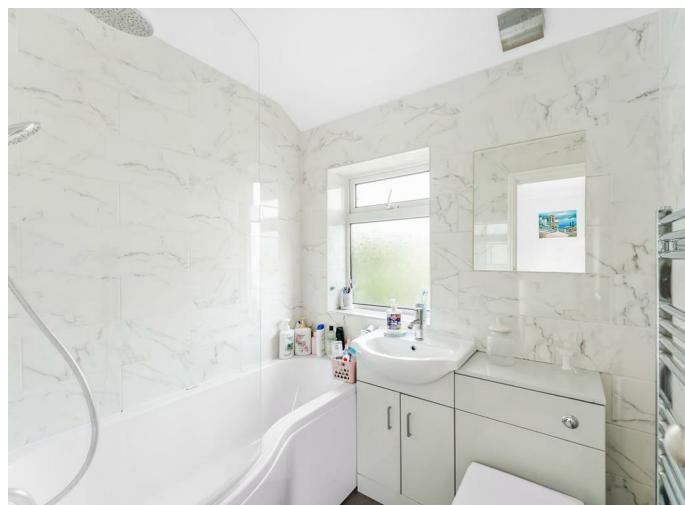
If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

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.



Up your street...

Cleeve Village Hall & Bar

Goblin Combe Nature Reserve

"The Maple" Restaurant

Church of Holy Trinity

Cleeve Nursery & Garden Centre

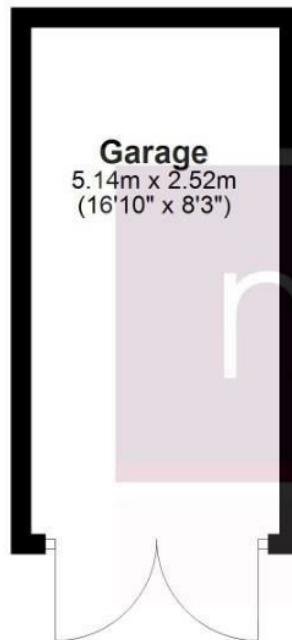
Court de Wyck & Backwell Secondary School  
Catchment

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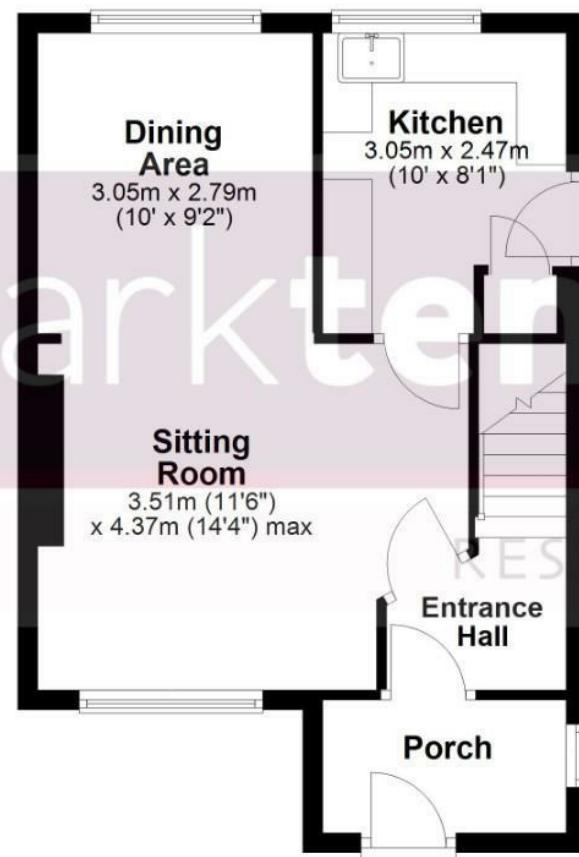


**Garage**

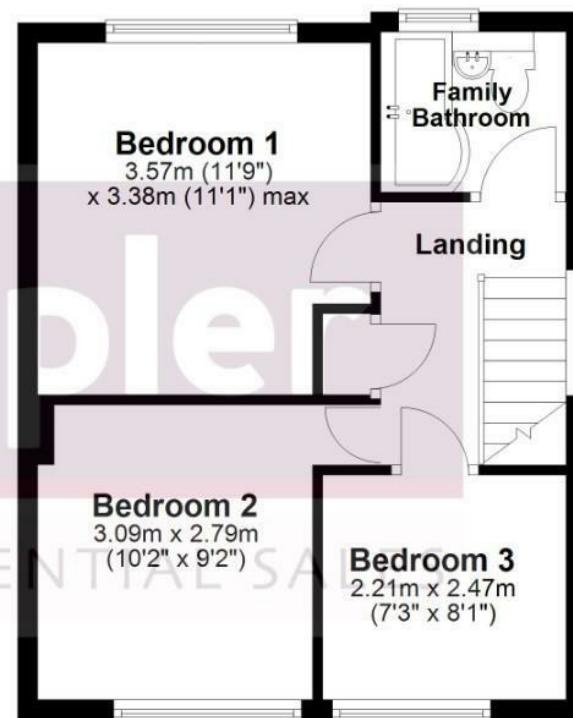
Approx. 0.0 sq. metres (0.0 sq. feet)

**Ground Floor**

Approx. 39.2 sq. metres (422.4 sq. feet)

**First Floor**

Approx. 35.9 sq. metres (386.0 sq. feet)

**Total area: approx. 75.1 sq. metres (808.3 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.