



Silverdale 41 Old Park Road
Clevedon, Somerset





Silverdale is a one-off house that has been individually designed by our clients and built to an exacting standard. The attention to detail is breathtaking with as much thought going into the things you can see and those you can't!



Standing proud in this fine "Upper Clevedon position" with accommodation extending over three floors. The upper floor could provide a perfect self contained flat or if you prefer makes up the 6 bedrooms and 5 sumptuous bathrooms. The living accommodation is light, spacious and embraces modernity in all respects. Enter the kitchen/dining/lounge with a glass Atrium at the far end inviting you into the garden. Yes, this house has style too.

- ❖ Exceptional Upper Clevedon residence built between 6 and 8 years ago
- ❖ Ground source heat pump supplying heating and hot water
- ❖ Solar thermal panels
- ❖ Comprehensive alarm system
- ❖ Award - LABC Finalist for new build house
- ❖ Sound system and speakers in all principal rooms
- ❖ TV and sound system controlled by wifi
- ❖ Luxury NEFF appliances to the kitchen
- ❖ Rainwater harvesting for toilet, washing machine and garden
- ❖ Cat 6 cabling and TV to all principal rooms
- ❖ Still within NHBC guarantee

Accommodation (all measurements approximate)

GROUND FLOOR

An impressive storm porch invites you to the contemporary front entrance which opens into a:

Fine Reception Hall

Some 27 feet in length with stunning Porcelanosa tiling which extends through into the kitchen/dining room and utility room. From the hall a modern oak and glass staircase rises up to the first floor. Beneath the stairs is space to create an attractive office area. Internal access into the garage. Also from the hall a cloaks cupboard houses the pressurised water cylinder.

Wet Room

With a fabulous shower, WC and washbasin.

Lounge

20' 0" x 11' 10" (6.09m x 3.60m) A lovely room with eye level TV, below the TV a stunning log effect electric fire, built in speakers and multi functional lighting. At the far end of the room a large window looks out onto the gardens.

Utility Room

8' 9" x 6' 7" (2.66m x 2.01m) With cupboard units, plumbing for the washing machine, sink, space for fridge/freezer, Porcelanosa tiling and a side door out onto the path that links between the front and back gardens.

Kitchen/Dining Room

24' 10" x 14' 0" (7.56m x 4.26m) French doors open from the hall into this beautiful open plan space. With a fine dining area ready to entertaining friends and family with a nearby circular woodburning stove, a great focal point during the winter months. The expanse of Porcelanosa tiles extends towards the cutting edge kitchen which has been beautifully designed with surrounding and island units topped with silestone worktops and accompanied by a wealth of NEFF appliances. This is kitchen design at its best. From the kitchen you will look towards the second:

Lounge Area

16' 6" x 8' 0" (5.03m x 2.44m) Designed around an Atrium with its glass wall rising to the ceiling. There are additional sky lights cascading light into this space, giving a sense of modernity. From here french doors open directly out onto the patio making this the perfect inside and outside entertaining area.

FIRST FLOOR

With low level automatic lighting around the galleriend oak and glass landing. Linen cupboard with plenty of shelving.

Master Bedroom

17' 3" x 15' 4" (5.25m x 4.67m) A stunning room with overhead speakers, eye level TV and a well fitted dressing area with fitted wardrobes. Views extend towards Dial Hill.

Luxury En-Suite

With an amazing walk in wet room style shower, rectangular washbasin and WC. Fabulous tiling.

Bedroom 2

12' 3" x 14' 0" (3.73m x 4.26m) A great room overlooking the gardens. Measurements include the fine en-suite shower room.

Bedroom 3

14' 0" x 12' 3" (4.26m x 3.73m) Again overlooking the main gardens.

Sumptuous Bathroom

You won't get the kids out of the bath with its own TV set into the wall. There is a separate shower, wc and washbasin. Finished with beautiful Porcelanosa tiles.

The Office

15' 8" x 10' 0" (4.77m x 3.05m) Measurements include a built in wardrobe. This is a great room for running a business from home with views towards Dial Hill.

SECOND FLOOR

Leading to an enclosed lobby making this the perfect place to create a self contained flat or private accommodation. With access to eaves storage. Leading to:

Bedroom 4

15' 0" x 11' 9" (4.57m x 3.58m) With an attractive arch top window providing great views towards Dial Hill. Adjacent to this bedroom:

Luxury Bathroom

With tear drop bath with curved glass shower screen, WC and washbasin.

Bedroom 5

14' 0" x 10' 10" (4.26m x 3.30m) This room overlooks the main gardens with considerable storage.

Bedroom 6

15' 9" x 11' 6" (4.80m x 3.50m) (Floor area). With a large velux window providing views towards Dial Hill. Eye level TV.

OUTSIDE

A wide pillared entrance reveals a brick paved driveway with automatic sensor lighting. There is plenty of parking with nearby electric supply and cold water tap before leading to the garage with its electronically operated door some 28'8" x 9'7". At the far end of the garage there is access to the heating hub of the house you will be impressed. Paths extend on either side of the house both leading to the main gardens which have been

landscaped on two levels. A fine patio extends out from the back of the house - great for eating alfresco. A series of steps rise up to the upper level with its central patio flanked by the kitchen garden and a lawn. In the far corner a useful garden shed whilst center stage a beautiful Summer House looks back towards the house. These are gardens that will prove easy to maintain but a delight to own.

Tenure: Freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: G

Energy Rating: B

Services: Mains services include electricity, water and sewerage (ground source heat pump supplying heating and hot water).

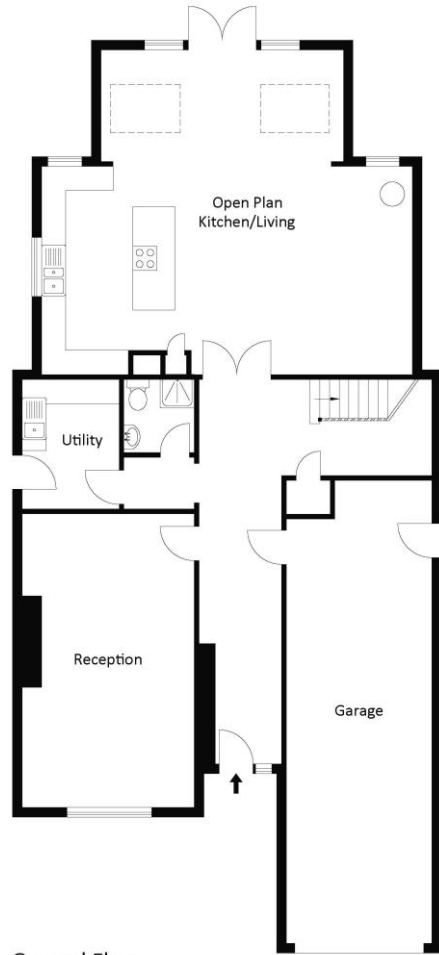
Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing. The rear garden is on two levels with a number of steps connecting. Please be careful.

All viewings strictly by appointment with the agent Steven Smith Town and Country Estate Agents Ltd 01275 877771

PLEASE NOTE: **1.** Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may be available by separate negotiations. We often use a panoramic photo of a location. This is not a view from the property. **2.** Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you. **3.** We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. **4.** The photographs may have been taken using a wide angle lens. **5.** Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. **6.** Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property. **7.** Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer. **8.** References to the tenure of a property are based on information provided by the seller. The Agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

41 Old Park Road, CLEVEDON BS21 7JN
Approx. Area 1351.70 Sq.Ft - 125.60 Sq.M
(Total Area Includes Garage)

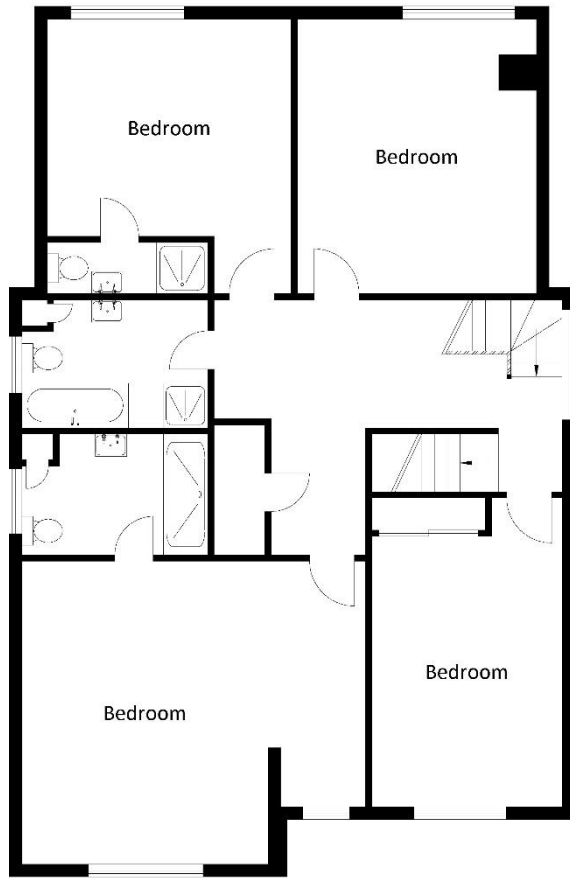


Ground Floor

For illustrative purposes only. Not to scale.
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.
Floor plan produced by Westcountry EPC.



41 Old Park Road, CLEVEDON BS21 7JN
 Approx. Area 1107.90 Sq.Ft - 102.90 Sq.M

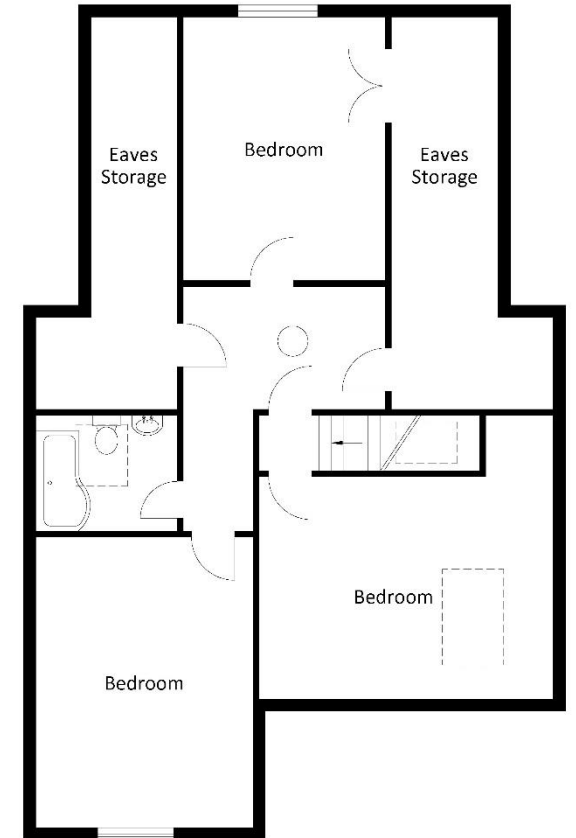


First Floor

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41 Old Park Road, CLEVEDON BS21 7JN
 Approx. Area 979.40 Sq.Ft - 91.0 Sq.M
 (Total Area Includes Eaves Storage)



Second Floor

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