

Edward Road Clevedon BS21 7DX

£1,100,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
House - Detached



HOW BIG
2511.00 sq ft



BEDROOMS
4



RECEPTION ROOMS
4



BATHROOMS
4



WARMTH
Gas Central Heating



PARKING
Driveway



OUTSIDE SPACE
Front and Rear



EPC RATING
D



COUNCIL TAX BAND
G



This stunning detached family home is located in a quiet cul-de-sac within a sought-after hillside location, offering a peaceful and serene setting for its residents. The property has undergone clever extensions and improvements over the years, resulting in a spacious and versatile living space that can cater to a wide range of needs.

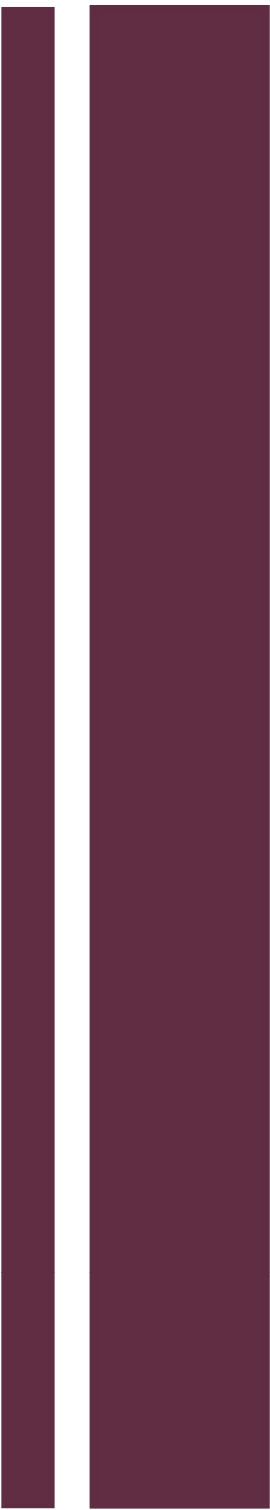
As you approach the property, you are greeted by established hedges and an extensive driveway that provides ample off-road parking. The 1930's façade exudes charm and character, setting the tone for the rest of the house. Upon entering, you are welcomed by a hallway that leads to a large kitchen/breakfast room - perfect for social gatherings and entertaining. The property boasts four reception rooms, including a dual-aspect dining room and sitting room that open onto the rear gardens, the garden room features a private deck as well as a versatile room that can be used as a home office, fifth bedroom or playroom.

The ground floor also features two well-proportioned bedrooms, a bathroom, a shower room and a utility room, providing ample living space for the whole family. Upstairs, the landing leads to a principal shower room and two large double bedrooms, one of which is a master bedroom with a contemporary en-suite shower room. Both bedrooms have access to eave storage areas, maximising the use of space in the home. The beautiful views of the woodland beyond and the established rear gardens can be enjoyed from many of the principal rooms, adding to the overall appeal of this exceptional property.

Outside is a truly remarkable space that is perfect for entertaining and relaxation. The rear gardens, feature a substantial patio area that seamlessly connects to the house, providing a wonderful space for outdoor dining and gatherings. The steps leading down to the pool area add an element of luxury, where the pool itself is equipped with an electric cover for safety and convenience. Additionally, the pool is independently heated from its own gas boiler, ensuring that you can enjoy a swim at the perfect temperature all year round.

The terraced gardens gently slope away from the house, creating a picturesque and private setting with various outbuildings that add character and functionality to the space. From the charming hexagonal gazebo to the practical timber shed, substantial workshop, and even a two-storey tree house, there is something for everyone to enjoy in this expansive outdoor oasis. The well-established gardens feature lush areas of lawns, winding pathways, and cosy seating areas, providing plenty of opportunities to relax and unwind. Towards the end of the garden, you will even find a vegetable plot and greenhouse, perfect for those with a green thumb who enjoy growing their own produce.







This exceptional family home offers a hillside location and beautifully maintained gardens, providing a serene and picturesque setting for your family



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. To do this, we need your full name including titles, dates of births 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 £175 + VAT, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Centre - Mortgage Advisors Referral Fee 20% of the net commission received. All referral fees are included



Up your street...

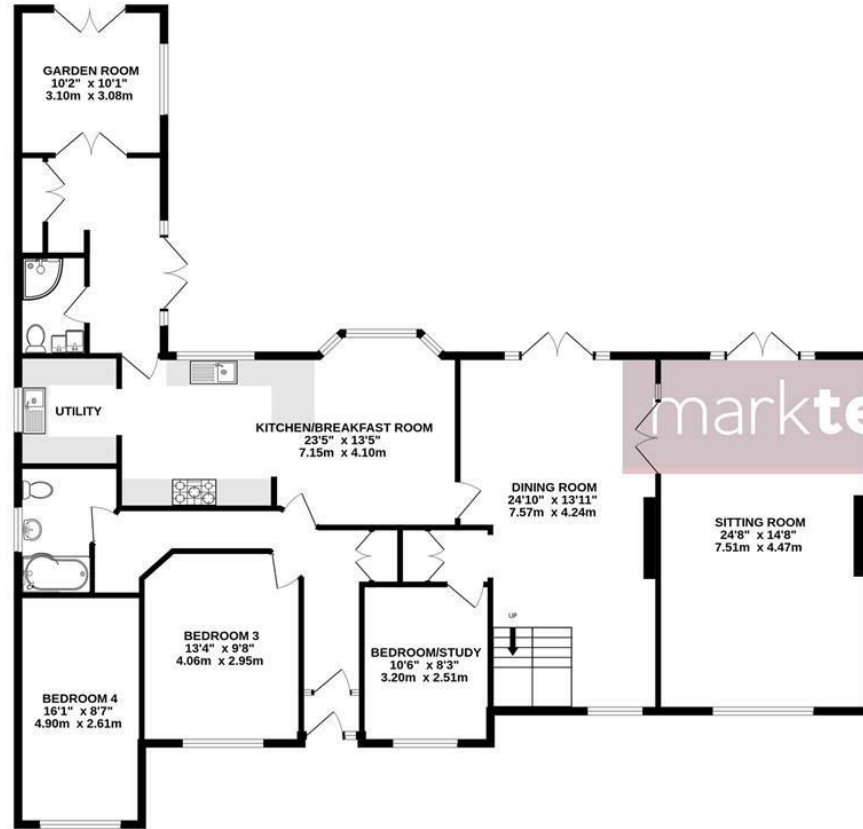


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GROUND FLOOR
1817 sq.ft. (168.8 sq.m.) approx.



1ST FLOOR
694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA : 2511 sq.ft. (233.3 sq.m.) approx.

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.
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