

Edward Road Clevedon BS21 7DS

£1,250,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
House - Detached



HOW BIG
2544.00 sq ft



BEDROOMS
4



RECEPTION ROOMS
3



BATHROOMS
4



WARMTH
Gas Central Heating



PARKING
Resin Driveway



OUTSIDE SPACE
Front and Rear



EPC RATING
D



COUNCIL TAX BAND
G

This beautifully improved and cherished four-bedroom family home is nestled in the highly sought-after and much-admired hillside area of Walton St Mary, Clevedon. Offering exceptional accommodation that has been both thoughtfully designed and stylishly enhanced, this property is truly a standout.

First impressions are superb, with a horseshoe resin driveway leading towards the house and double garage, flanked by established flower beds and ornamental planting. As you step inside, the inviting hallway offers a glimpse of the stunning kitchen, setting the tone for the rest of the home. From the hallway, you'll find a fitted study, a cloakroom, a playroom/formal dining room, and a utility room, all thoughtfully arranged to suit modern family living.

The principal living spaces are located across the rear of the home, where you'll be captivated by the stunning family kitchen/breakfast room. Featuring a central island, integrated appliances, and a large picture window paired with a lantern roof light, this room is bathed in natural light. The adjacent sitting room also enjoys a lovely view of the landscaped gardens and provides direct access to the outdoor space, perfect for relaxing or entertaining.

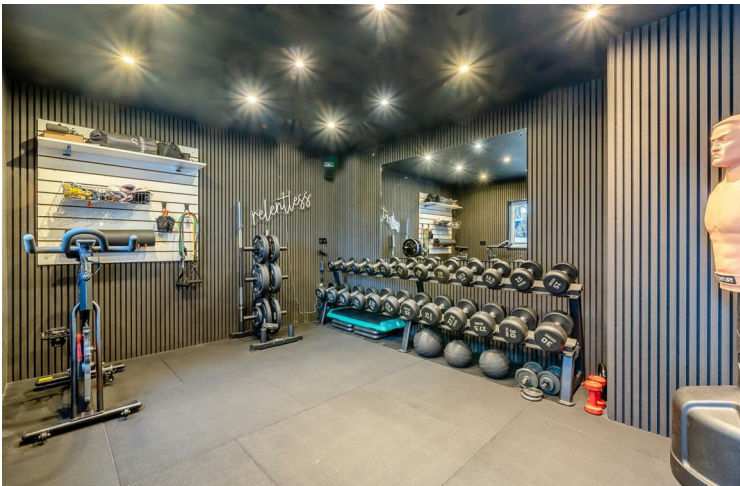
Upstairs, a split gallery landing provides access to the family bathroom and four well-proportioned bedrooms. Three of the bedrooms benefit from en-suite shower rooms, offering comfort and privacy for all members of the family.

Outside, the southerly-facing landscaped rear gardens, designed by Outerspace, are ideal for alfresco dining and outdoor relaxation. Porcelain slabs feature throughout the garden, creating various seating areas. At the bottom of the garden, a timber summerhouse sits side by side with an outdoor kitchen area—perfect for those summer barbecues. A double garage adjoins the house, currently split into a gym and storage space, offering flexibility for various uses.

This home offers an unparalleled level of quality and design.

With a well advanced complete chain.







Stylishly enhanced family home in Walton St Mary offering luxurious living, beautiful gardens, and the perfect blend of comfort and modern design



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...

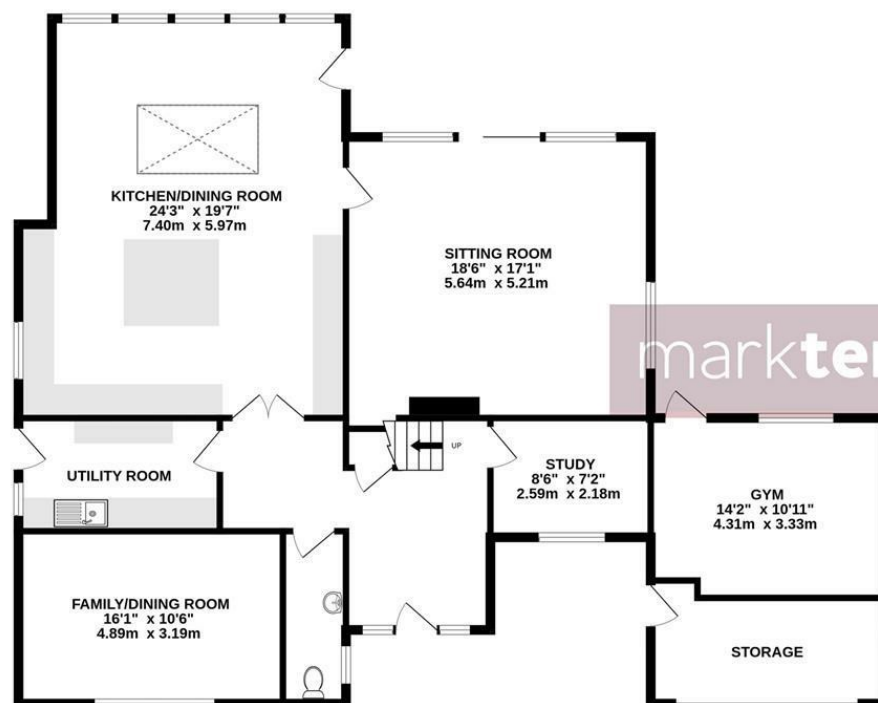


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GROUND FLOOR
1542 sq.ft. (143.2 sq.m.) approx.



1ST FLOOR
1002 sq.ft. (93.1 sq.m.) approx.



TOTAL FLOOR AREA : 2544 sq.ft. (236.4 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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