

Burden Park Clevedon BS21 7GB

£1,395,000

marktempler

RESIDENTIAL SALES





Property Type

House - Detached



How Big

2613.00 sq ft



Bedrooms

5



Reception Rooms

1



Bathrooms

3



Warmth



Parking



Outside



EPC Rating

B



Council Tax Band

G



Construction



Tenure

Freehold

This stunning home is set within the exclusive, secure gated community of Clevedon Hall Estate, surrounded by beautiful grounds and just moments from Clevedon's iconic seafront. Residents enjoy close access to the picturesque coastline and a short walk to the lively shops, cafes, and boutiques of Hill Road, blending serenity with convenient amenities.

Built in 2018 by the renowned Spitfire Property Group, this home boasts a high-spec finish tailored for modern living. A covered porch opens to a dramatic, dual-height hall that leads into spacious principal rooms. At the front, a cosy sitting room with an inset woodburning stove creates a welcoming ambiance. Toward the rear, an open-plan living, dining, and kitchen area features sleek cabinetry, Corian worktops, a central island, and premium Siemens appliances, including a wine fridge. Oak flooring and underfloor heating enhance comfort throughout, with two sets of bi-folding doors seamlessly connecting indoor and outdoor spaces. A practical utility room, an attached double garage, and a contemporary cloakroom complete the ground floor.

An elegant oak staircase ascends to the first-floor landing, where you'll find a luxurious family bathroom and five generously sized bedrooms, two with fitted wardrobes. The principal bedroom includes a luxury ensuite, walk in wardrobe and balcony. Each of the bathrooms are beautifully tiled with Villeroy & Boch and Hansgrohe finishes.

With meticulous attention to detail, high-quality finishes, and a prime coastal location, this home offers an exceptional living experience in Clevedon's sought-after setting.







Beautifully presented contemporary home within the exclusive Clevedon Hall Estate



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 £225 + VAT, M C Hullah and Co - Conveyancing Referral fee £225 + 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 within any quotes provided by the named companies.



Material Information

Utilities

Mains electric, water and drainage. Gas central heating and underfloor heating downstairs.

This information has been provided by the sellers and is correct to the best of our knowledge

Broadband and Mobile Coverage

Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 1000 Mbps. Mobile coverage is limited.

This information is sourced via checker.ofcom.org.uk, we advise you make your own enquires

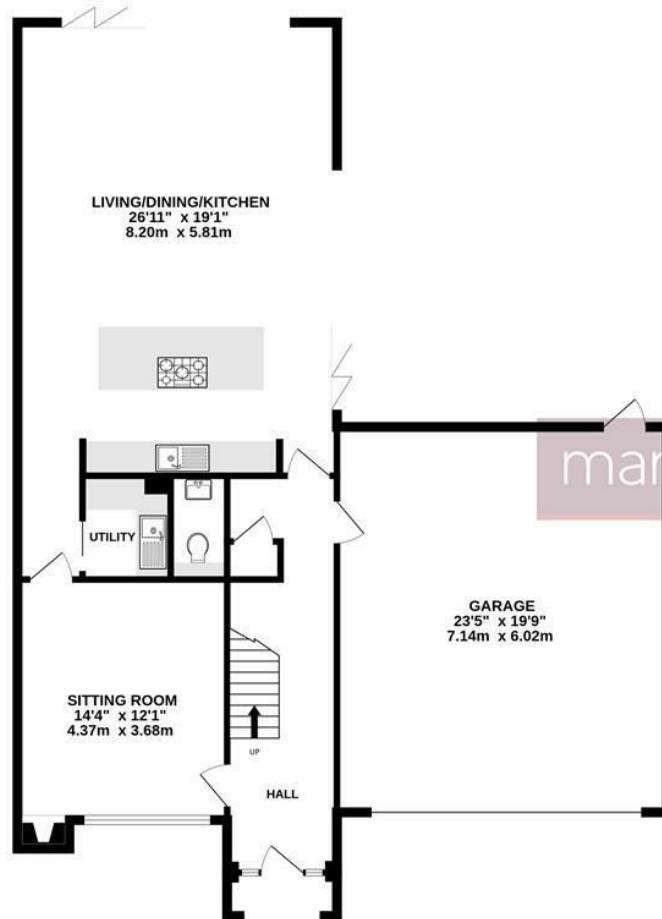


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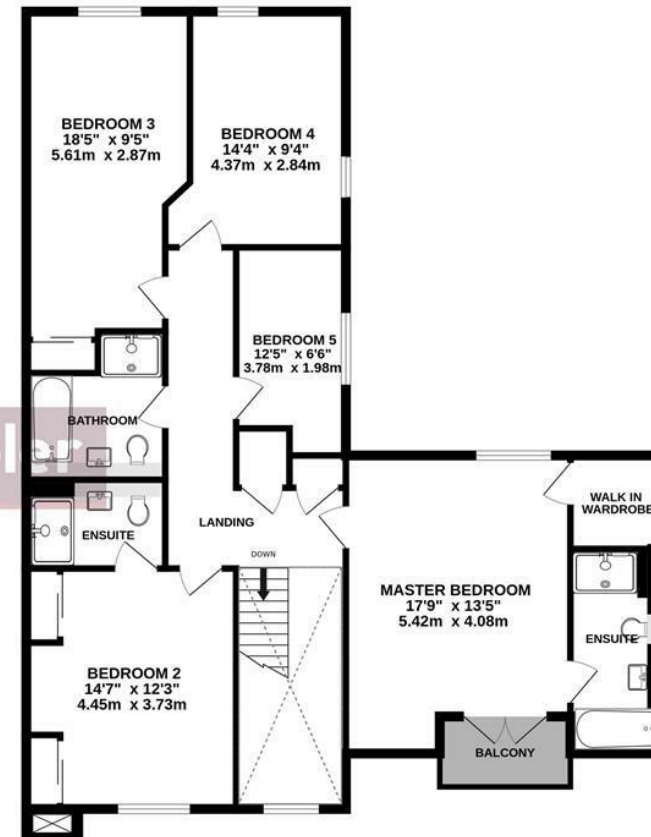




GROUND FLOOR
1392 sq.ft. (129.3 sq.m.) approx.



1ST FLOOR
1221 sq.ft. (113.5 sq.m.) approx.



TOTAL FLOOR AREA : 2613 sq.ft. (242.8 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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