

Durbin Park Road Clevedon BS21 7EU

£895,000

marktempler

RESIDENTIAL SALES







**Property Type**  
House - Detached



**How Big**  
2226.00 sq ft



**Bedrooms**  
4



**Reception Rooms**  
2



**Bathrooms**  
2



**Warmth**  
Gas Central Heating



**Parking**  
Double Garage and Driveway



**Outside**  
Front and Rear



**EPC Rating**  
C



**Council Tax Band**  
E



**Construction**  
Standard



**Tenure**  
Freehold











Set along the highly desirable Durbin Park Road in Upper Clevedon, this beautifully extended four-bedroom family home effortlessly combines traditional charm with contemporary comfort. Its impressive facade, framed by an elegant timber and glass porch, creates a warm and inviting first impression, hinting at the thoughtfully designed interiors within.

Step inside to a welcoming hallway that leads to a formal sitting room, complete with a characterful bay window and distinctive porthole side windows, filling the space with natural light. Glazed double doors open into the snug – a versatile area, perfect as a children's playroom or a peaceful retreat for quiet moments.

At the heart of this home is the impressive open-plan kitchen and dining area, a truly sociable space that seamlessly blends cooking and entertaining. The modern kitchen is complemented by a breakfast bar, while overhead skylights flood the dining area with natural light. Two sets of double doors open directly onto the rear patio, perfect for effortless indoor-outdoor living. Practicality is also well addressed, with a separate utility room, cloakroom, and direct access to the integral double garage completing the ground floor.

A split-level landing leads to four generously proportioned double bedrooms, each enjoying a bright and airy atmosphere. The principal bedroom boasts an en-suite shower room, while the remaining bedrooms share a spacious four-piece family bathroom. Bedrooms one and two benefit from idyllic views stretching across rooftops toward the Bristol Channel and Welsh coastline, providing a serene backdrop to daily life.

Outside, a driveway provides off-road parking and leads to the integral garage. The mature front and rear gardens are beautifully maintained, featuring established shrubs and trees. To the rear, a spacious patio adjoins the house, with steps leading up to a gently sloping lawn – perfect for children's play or quiet relaxation. At the garden's end, a timber shed and vegetable plot add practicality and charm.

Durbin Park Road is a sought-after location, known for its elevated setting and close proximity to Clevedon's vibrant Hill Road, iconic seafront, and picturesque coastal footpaths. With Clevedon School, local bus stops, and Ladye Bay all within walking distance, this property offers the perfect blend of suburban tranquillity and convenient town living.





Beautifully extended family home in Upper Clevedon, blending traditional character with modern comfort

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#### HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

**Proof of Identification** - Full name, date of birth, and residential addresses for the past three years (for a free electronic ID check).

**Proof of Funding** - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

**Proof of Chain** - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Head Projects (Surveyors)**: 12.5% of net commission **The Mortgage Centre**: 20% of net commission. All referral fees are included in any quotes provided, and there's no obligation to use these services.





## Material Information

### UTILITIES

Mains electric, water and drainage. Gas central heating.

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 1800 Mbps and highest available upload speed 220 Mbps.

Mobile coverage is limited to likely.

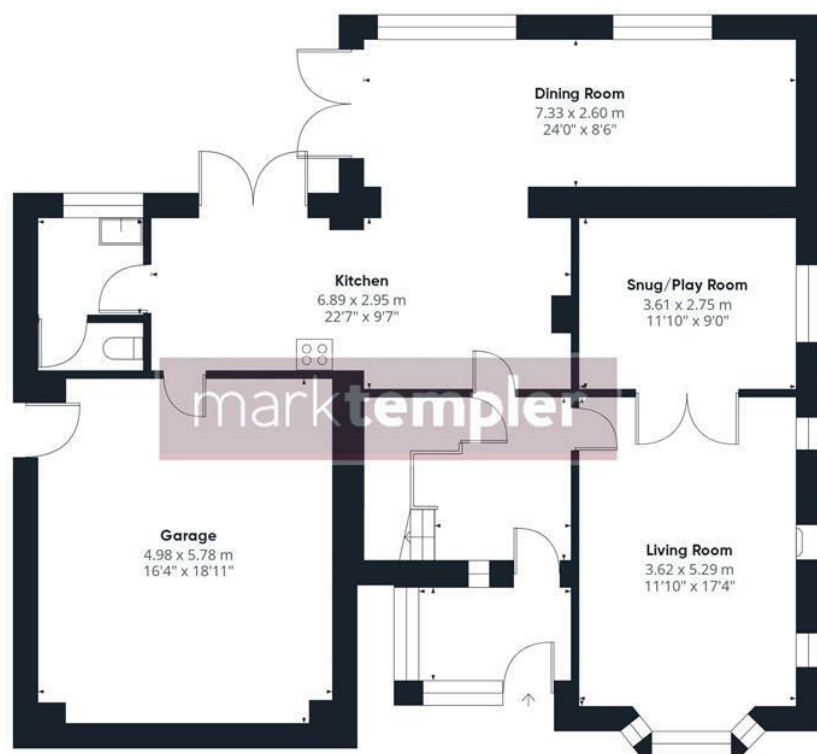
This information is sourced via the Sellers and checker.ofcom.org.uk, we advise you make your own enquires.



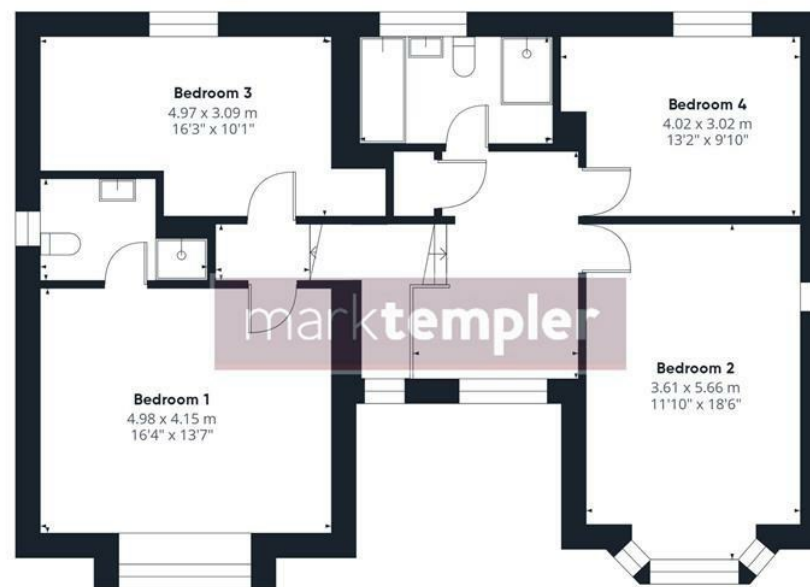
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Floor 0



Floor 1