

Esmond Grove Clevedon BS21 7HW

£685,000

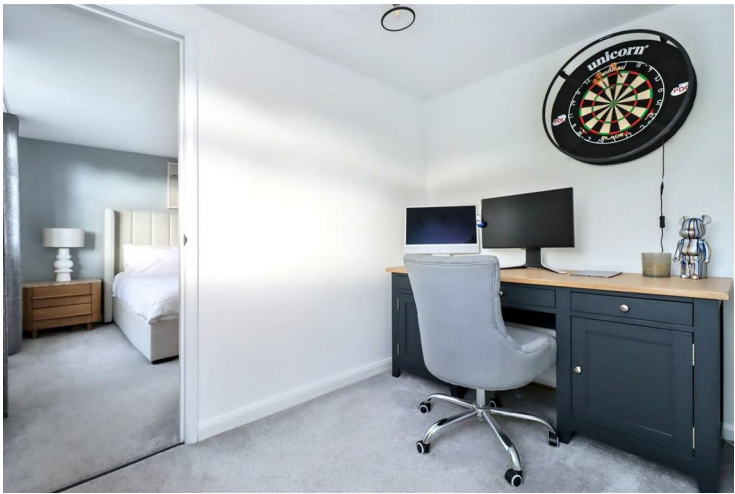
marktempler

RESIDENTIAL SALES





	
Property Type House - Semi-Detached	How Big 1415.00 sq ft
	
Bedrooms 4	Reception Rooms 1
	
Bathrooms 2	Warmth Gas Central Heating
	
Parking Driveway & Garage	Outside Landscaped Rear
	
EPC Rating E	Council Tax Band E
	
Construction Standard	Tenure Freehold





Perfectly positioned within Upper Clevedon, just moments from the idyllic Clevedon Cricket Club, this stylish three/four bedroom home offers an extraordinary blend of contemporary luxury, timeless charm, and versatile living space.

A sweeping block-paved driveway and landscaped front garden lead to the house and garage, setting the tone for what lies within. Step inside to a light-filled entrance hall that flows into the living area and provides access to the downstairs cloakroom.

A beautifully appointed sitting room enjoys an outlook towards the cricket ground, creating an inviting, cosy retreat complete with a wood-burning stove - perfect for relaxed evenings in. The heart of the home is undoubtedly the superb open-plan kitchen, family, and dining room. With its bi-fold doors, this space is flooded with natural light and effortlessly connects indoor and outdoor living. Designed with both family life and entertaining in mind, the kitchen features elegant matt grey shaker-style cabinetry, Quartz worktops, integrated appliances, and a chic ceramic sink. A discreet utility cupboard provides practical convenience without compromising on style. Also on the ground floor is a versatile second reception room, ideal as a home office, media room, or fourth bedroom—tailored to suit your lifestyle.

Upstairs, the sense of space and quality finish continues. Three generously proportioned bedrooms include an inviting principal suite, complete with a dressing area and a luxurious en-suite featuring a walk-in shower. A sophisticated family bathroom serves the additional bedrooms, maintaining the home's high standard of finish.

To the rear, decking adjoins the dining area with a porcelain paved path leading through the garden to two additional patios. Again, raised beds are planted with herbaceous shrubs and the whole garden has been designed to create a beautiful, peaceful and secluded area.



Stylish Clevedon home with luxury finishes, open-plan living, flexible rooms, landscaped gardens, and stunning walks near Clevedon Cricket Club.



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, gas, water and drainage.

BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 100 Mbps. Mobile coverage is good outdoor and variable in-home. Subject to your network.

This information has either been sourced via the sellers of the property or checker.ofcom.org.uk and is accurate to the best of knowledge.

LOCATION

Esmond Grove can be found on Dial Hill only yards away from the picturesque setting of Clevedon Cricket Club. At the foot of the hill can be found coastline walks and Hill Road with its eclectic array of shops, cafes and restaurants.

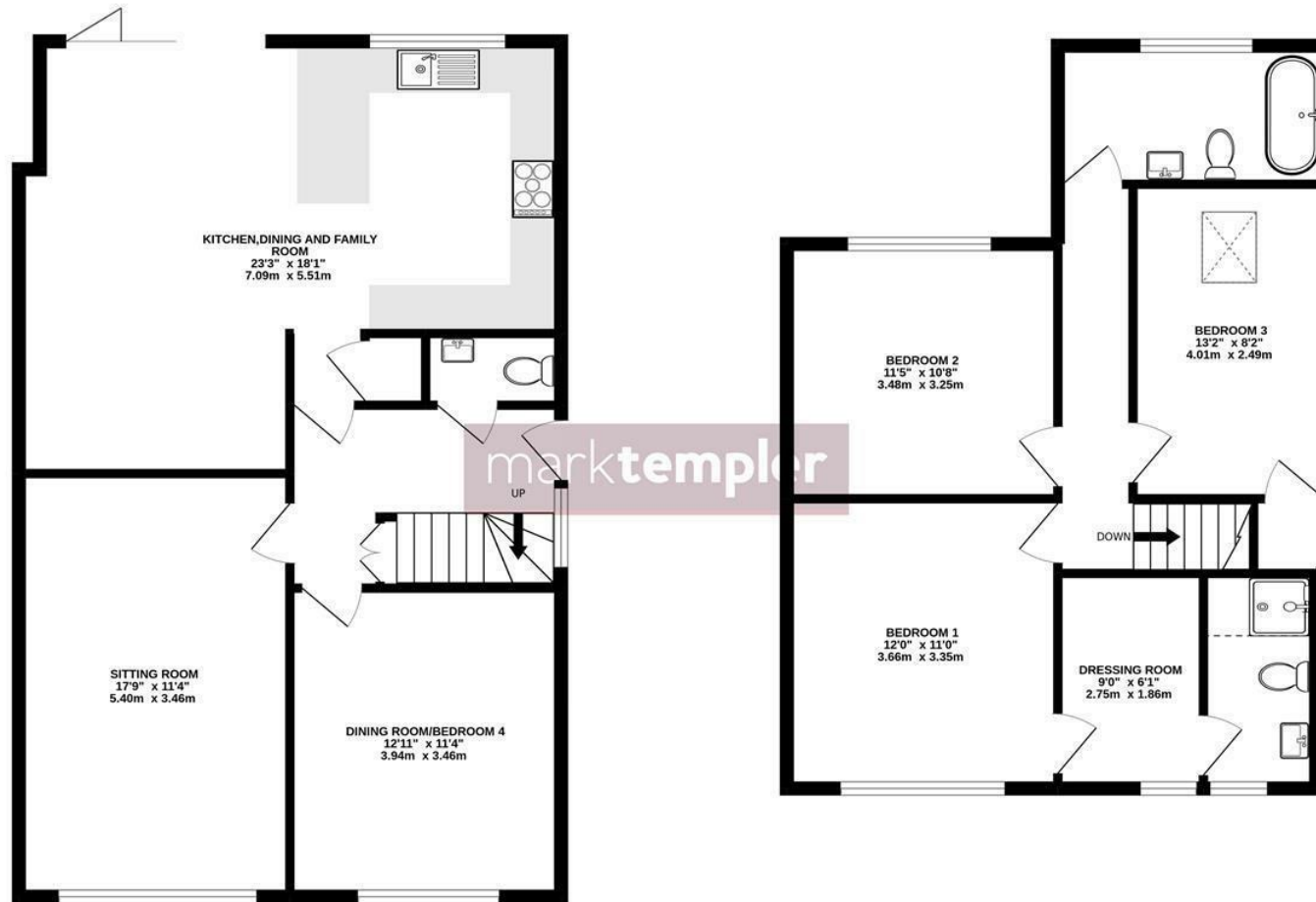


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GROUND FLOOR
808 sq.ft. (75.1 sq.m.) approx.

1ST FLOOR
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA: 1415 sq.ft. (131.4 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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