



107 Old Park Road, Clevedon, BS21 7EY
£585,000

Steven
Smith



Presented with great style and flair throughout, this delightful bungalow in Upper Clevedon will not disappoint! Offering spacious accommodation and a practical layout, the property is bright and airy and has been greatly enhanced by the current owners to create a home that is quite simply ready to move straight into! Accessed through an impressive entrance hall with vaulted ceiling, the principal living accommodation is of an open plan design and comprises of welcoming lounge area and a beautifully fitted kitchen/dining room. It will be a fabulous space for entertaining family and friends but equally inviting on those cosy, quiet nights in. A sun room to the rear is a welcome addition to the property. Filled with natural light, it provides the perfect spot to sit and admire the gardens, whatever the weather. There are three well proportioned bedrooms, the master of which boasts an en suite, and an additional shower room for family and guests. The accommodation is completed with a useful utility room, ideal for wash days and other domestic chores. For those who work or run a business from home, the garage has been thoughtfully converted to create the perfect home office/therapy room whilst a portion has been retained as handy storage space. Outside, the gardens have a lovely Mediterranean feel and have been

landscaped to provide a pleasing mainly paved area, framed by colourful borders. Old Park Road is ideally situated for enjoying picturesque wooded walks and for those sports enthusiasts, both Clevedon Cricket and Golf Club are close by. Excellent schools and the delightful mix of independent shops, cafes and restaurants on Hill Road are also within easy reach. A must see!

Accommodation (All measurements are approximate)

Entrance

Front door opens to:

Impressive Entrance Hall

Such a lovely space with high vaulted ceiling with two skylights. Oak floorboards, access to loft space, cloaks cupboard.

Open Plan Living 22' 10" x 19' 10" (6.95m x 6.04m)

A great entertaining space! With:

Kitchen

Fitted with matte finish base units with granite working surfaces incorporating sink with mixer tap and drainer, double electric oven, four ring induction hob with gas single hob to side and contemporary extractor hood above. Integrated appliances to include fridge, slimline dishwasher and wine cooler. Breakfast bar. Opens through to:

Living/Dining Area

Window to front and set of bi-fold doors connecting the space beautifully with the rear garden. Second window, oak floor boards.

Utility Room 11' 4" x 4' 4" (3.45m x 1.32m)

Fitted with a range of wall and base units with working surfaces, stainless steel sink, plumbing for washing machine, space for fridge/freezer, tiled splash backs, oak floor boards, window to rear, chrome ladder radiator.

Sun Room 17' 6" x 11' 4" (5.33m x 3.45m)

A great addition to the property with windows on all sides and French doors opening onto the rear gardens and a fabulous atrium glazed roof.

From the hallway there is access to:

Bedroom 1 14' 1" maximum 12'8" minimum x 13' 3" (4.29m x 4.04m)

A great master bedroom with window to front and second window to side.

En Suite

Fitted with a four piece white suite of w.c., wash hand basin, bidet and king size shower cubicle. Partially tiled walls, tiled effect floor, obscure window, shaver point, access to loft space.



Bedroom 2 11' 11" x 9' 6" (3.63m x 2.89m)

Window looking out to front.

Bedroom 3 11' 10" x 6' 11" (3.60m x 2.11m)

Measurements include built in wardrobes. Window overlooking rear garden, wood effect floor. Access to the Worcester gas fired combination boiler which was installed in December 2022.

Shower Room

Beautifully fitted with a three piece suite of w.c. with concealed cistern, contemporary wash hand basin set into vanity unit, separate shower cubicle, fully tiled walls, tile effect floor, obscure window, chrome ladder radiator.

Outside

From Old Park Road, a driveway extends to the front of the property providing off road parking. The front has been landscaped and consists of stone chippings and artificial lawn with small established shrubs and perennials to borders. Access to the rear garden can be gained from either side of the property.

Rear Garden

The rear garden has been cleverly landscaped and immediately outside the bi-folding doors from the open plan living area, there is a patio which steps down onto a larger patio providing a great place for outdoor entertaining and barbecuing etc. There is access to a small summerhouse and to the right hand side,

which can be viewed from the sun room, is a patio and an area of stone chippings with pretty established borders and enclosed by a beautiful stone wall.

Garage

Now split into two rooms as the current owner runs a beauty therapist business. An up and over door and a further personal door open to:

Garage Room 1 12' 0" x 9' 2" (3.65m x 2.79m)

With light and power. Door opens to:

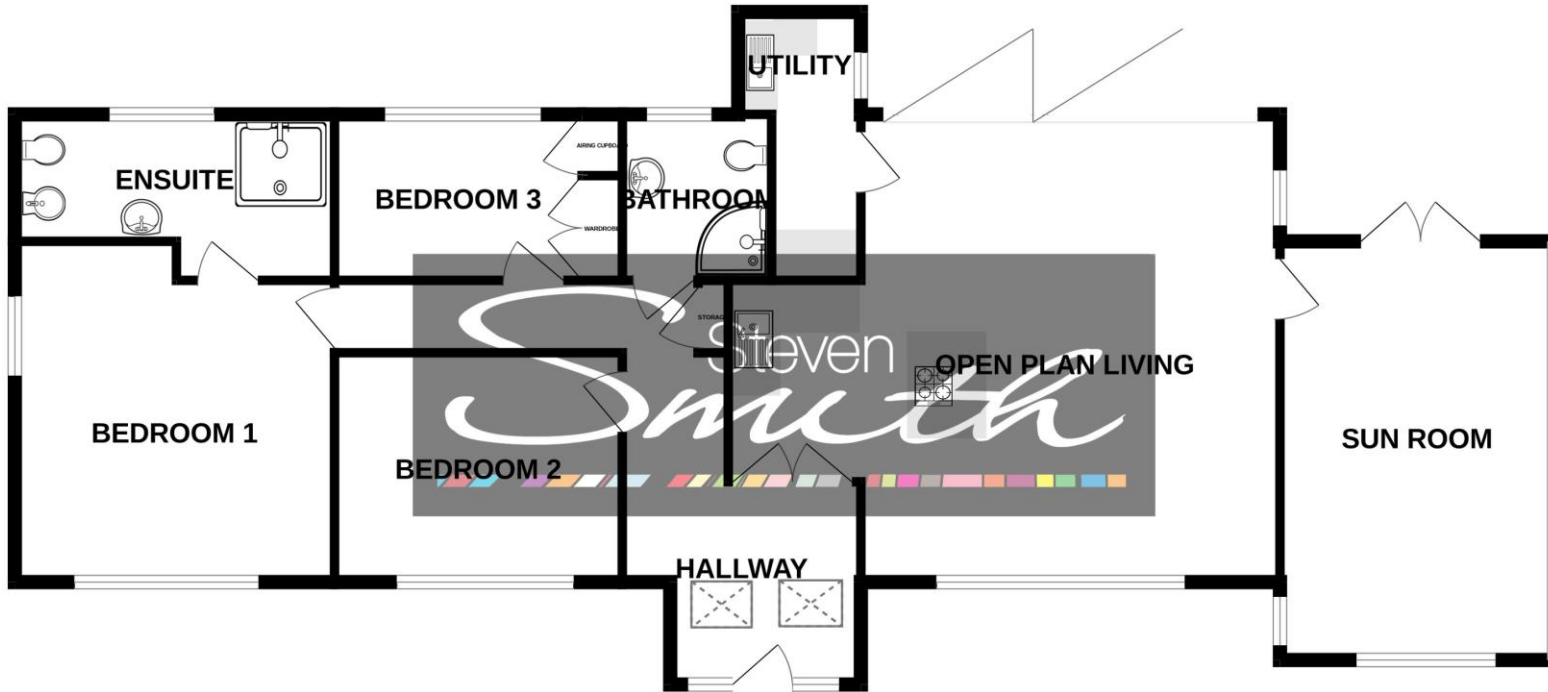
Therapy Room 13' 9" x 7' 2" (4.19m x 2.18m)

With light and power. Wood effect floor. French doors opening onto a pretty, private courtyard area which is bound by feather board fencing and a low level stone wall with tress giving further privacy. NB this room would make a great office for those working from home.





GROUND FLOOR



Detached Bungalow



Freehold



3



Garden



2



E



2

EPC

D



Gas Central Heating



Parking

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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Please Note

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