



56 Ash Grove, Clevedon, BS21 7JZ
£585,000

Steven
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Immaculately presented throughout, this welcoming detached property will undoubtedly make a superb family home. With spacious accommodation arranged over two levels, the ground floor offers an inviting lounge/dining room with ample space for relaxing around the fire and mealtimes with family and friends, a beautifully fitted kitchen with separate utility and a useful downstairs cloakroom. To the first floor, there are four well proportioned bedrooms all benefitting from fitted storage and a luxurious hotel style shower room. Outside, the gardens are a delight. The rear offers a generous area of lawn framed by lovingly tended beds filled with an array of mature shrubs, neat shingle borders and a delightful seating area immediate to the rear of the house. To the front, there is off street parking. Ash Grove enjoys a desirable position in Upper Clevedon with views across the town towards the Mendip Hills. There is easy access to well regarded schools via The Ripple and a great selection of independent shops and eateries along Clevedon's Hill Road are a short walk away.

Accommodation (all measurements approximate)

GROUND FLOOR

Sliding doors lead from the driveway into the porch, offering storage space for coats and shoes. Door opens to:

Entrance Hall

With wood effect flooring throughout and stairs to first floor. Obscure window to front. Access to understairs cupboard.

Cloakroom

Recently updated with a suite of toilet with concealed cistern and sink with vanity unit. Fully tiled walls, tiled floors, heated towel rail, obscure window to front.

Sitting/Dining Room 23' 6" x 12' 0" (7.16m x 3.65m)

A beautiful double-aspect room with wood effect floors throughout, providing ample space for living and dining. A multi-fuel burning stove takes centre stage, with double doors opening onto the sunny rear patio.

Kitchen 10' 5" x 9' 9" (3.17m x 2.97m)

Beautifully fitted with a range of wall and base units with solid wood doors. The kitchen features a breakfast bar and includes integral appliances such as a fridge/freezer, dishwasher, electric oven and grill, gas hob with extractor hood and sink with drainer. Window overlooking the rear garden and far-reaching views.

Utility Room 11' 1" x 4' 6" (3.38m x 1.37m)

Providing further wall and base units with working surfaces. Includes sink with drainer and space for a washing machine. Cupboard housing the gas boiler. Window and door to side.

FIRST FLOOR

Landing. Providing access to first floor rooms, loft hatch and large airing cupboard.

Bedroom 1 12' 0" x 11' 0" (3.65m x 3.35m)

Measurements exclude built in wardrobe. Double bedroom with built-in wardrobe space. Window to front.

Bedroom 2 11' 7" x 10' 11" (3.53m x 3.32m)

Measurements excludes built in wardrobe. Double bedroom with built-in wardrobes, window to front.

Bedroom 3 8' 10" x 8' 9" (2.69m x 2.66m)

Measurements excludes built in cupboard. Small double/large single bedroom with built-in wardrobe space. Window to rear capturing fabulous views over the Mendips.

Bedroom 4 8' 11" x 7' 5" (2.72m x 2.26m)

Measurement excludes built in cupboard. Single bedroom or ideal home office with built-in storage. Window to rear framing the same views as Bedroom 3.

Shower Room

With white suite comprising large walk in shower with mains rainfall shower over, sink with vanity unit and toilet with concealed cistern. Fully tiled walls, tiled floors, heated towel rail, extractor. Obscure window to rear.

OUTSIDE

Accessed from Ash Grove is a driveway providing off-street parking for multiple vehicles. Through double gates, there is a single garage, electric car charging point and access to the rear garden. The front garden is primarily laid to stone chippings and bordered by mature shrubs.

Rear Garden

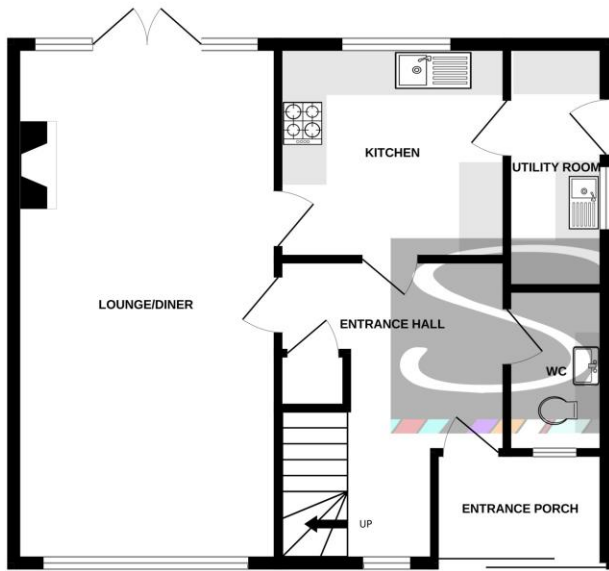
Beautifully landscaped and primarily laid to lawn with well-maintained borders. The sunny patio area is the perfect space for entertaining and benefits from far-reaching views across Clevedon and beyond to the Mendip Hills.





GROUND FLOOR

1ST FLOOR



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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Detached House



Freehold



4



Garden



1



E



1

EPC

C



Gas Central Heating



Parking





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Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

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