



13 Bellevue Road, Clevedon, BS21 7NP
£755,000

Steven
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Sitting proudly in a highly desirable mid Clevedon position, this truly beautiful family home will both delight and surprise in equal measure! Having been meticulously refurbished and reimagined using high quality fittings and luxurious finishes throughout, with newly installed heating system and electrics, clever contemporary design ideas sit harmoniously with more traditional features to create a home of the utmost charm and quality. Approached through hardwood electric gates and fence to the front allowing for a good amount of privacy, the front opens up into an attractive block paved driveway offering ample parking and ev charging point and, to the side, a pretty patio with low level natural stone wall offers a delightful spot to sit with a morning coffee! Once inside, a light and airy entrance hall leads to the principal ground floor accommodation with magnificent main drawing room leading onto the rear garden, separate home office and a useful downstairs cloakroom and utility. The real heart of the home is the outstanding kitchen/diner/family room, a generous and well thought out space which incorporates a cutting edge high gloss kitchen with appliances, dining area and a further seating area to the front, ideal for relaxing with after dinner drinks! To the first floor, three well proportioned double bedrooms benefit from ample storage space and a pleasant outlook with the master bedroom also offering stylish en suite facilities. This floor is completed by a luxurious boutique style family bathroom complete with free standing bath. The rear of the property has been cleverly landscaped

for ease of maintenance with a good size deck and artificial lawn and there is useful storage for push bikes, garden furniture and equipment and other outdoor items. Bellevue Road enjoys a fabulous location with direct access to a number of independently owned boutiques, cafes and restaurants along Clevedon's Hill Road, the highly regarded Victorian sea front and the iconic Grade I listed pier. Homes of this quality are rare to the market and as such, early interest is expected.

Accommodation (all measurements are approximate)

Entrance

Impressive front door opens to:

Entrance Hallway

Such a light and airy space with skylight, spotlights, staircase to first floor, under stairs storage cupboard, engineered oak floor.



Drawing Room 28' 4" into bay x 14' 1" (8.63m x 4.29m)

A truly magnificent room with bay style window to front and bi-fold doors opening to and connecting with rear garden. Impressive built in furniture with tv housing, book shelving and cupboard storage. Doors opens to:

Home Office 9' 1" x 6' 1" (2.77m x 1.85m)

Window overlooking rear garden, spotlights. Built in day bed and storage.

From the hallway a door opens to:

Kitchen 27' 4" x 12' 0" (8.32m x 3.65m)

The hub of the house! Beautifully fitted with a comprehensive range of high gloss fronted wall and base units with quartz working surfaces incorporating a double stainless steel sink with mixer tap, built in oven with oven/microwave above, five ring induction hob, integrated dishwasher, wine chiller, space for a dining table with doors leading to rear garden. There is a second seating area



to the front, two windows with stunning plantation shutters, spotlights, skylight, engineered oak flooring. Door opens to:

Utility 8' 8" x 7' 6" maximum (2.64m x 2.28m)

Fitted with a range of high gloss fronted wall and base units with working surfaces, sink with mixer tap and water softener, access to Worcester gas fired combination boiler, plumbing for washing machine, extractor fan, skylight, door to rear garden, second door to front, engineered oak floor. Three phase electricity supply.

Downstairs W.C.

Beautifully fitted with a white suite comprising w.c. , wash hand basin with storage below, tiled splash backs, engineered oak flooring, spotlights, extractor fan.

First Floor

Landing

Window to front with plantation shutter, access to loft space.

Master Bedroom 17' 9" x 11' 10" maximum 9'6" minimum (5.41m x 3.60m)

Measurements include built in wardrobes. A dual aspect room with windows to both front and side with plantation shutters.

En Suite

Beautifully fitted with three piece white suite of w.c., wash hand basin with storage below, king size shower cubicle

with impressive drencher shower, fully tiled walls and floor, shaver point, chrome ladder radiator, obscure window, extractor fan.

Bedroom 2 14' 1" x 13' 2" (4.29m x 4.01m)

Measurements include built in wardrobe and desk with drawer storage and further storage above. Window overlooking Bellevue Road with shutter, book shelving storage and bed side tables to either side of bed recess.

Bedroom 3 13' 11" x 9' 6" (4.24m x 2.89m)

A third double bedroom with window providing a pleasant outlook over the Victorian properties on Alexandra and Gardens Road.

Luxury Bathroom

An exquisite four piece suite of w.c., contemporary wash hand basin set into vanity unit, impressive free standing bath with water fall tap and hand held shower attachment, separate shower cubicle with drencher shower, fully tiled walls, chrome ladder radiator, obscure window, extractor fan.

Outside

From Bellevue Road, an automatic gate opens to the front of number 13 where there is an impressive block paved drive where there is access to a 22 kilowatt electric charge point. There is also a door to the utility and, to the right hand side, there is access to the main front door and a stunning patio area. There is a raised wall with feature small trees

and the garden offers great privacy for this part of the town.

Rear Garden

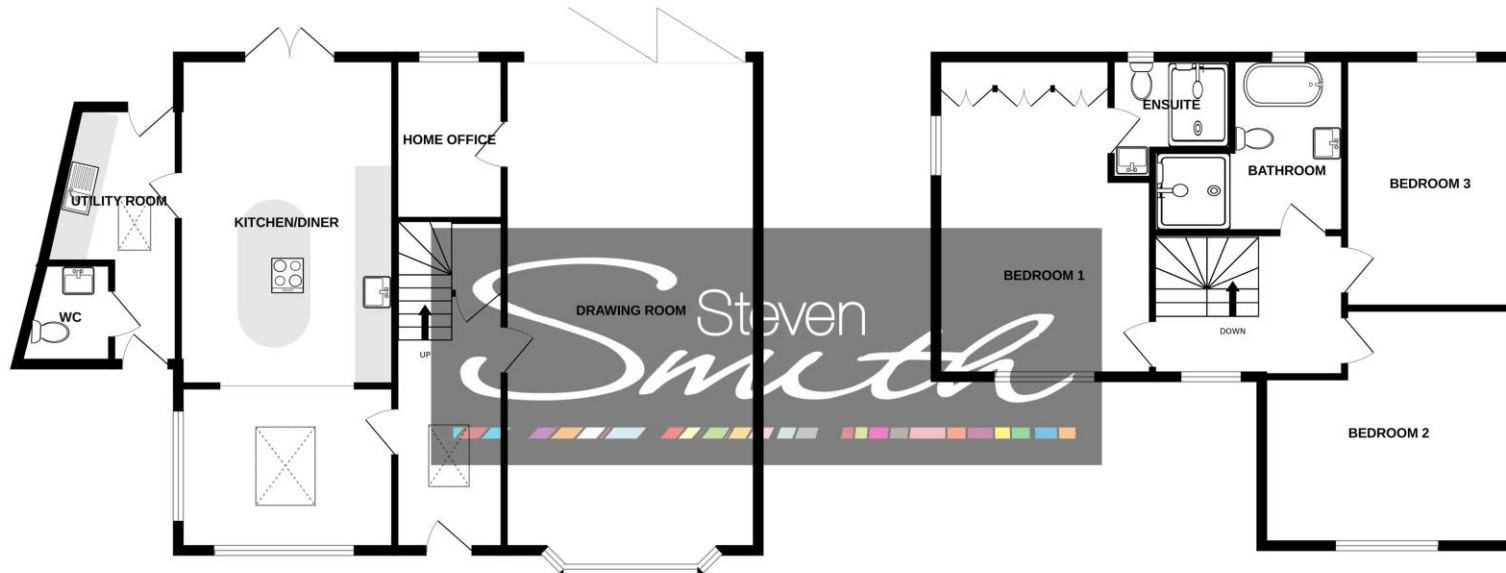
The rear garden is a real gem, laid to artificial lawn and composite decking. This garden is also south westerly facing. Secret steps descend to a storage area which is ideal for push bikes etc. There is also power and light.





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

 3

 Front and Rear Gardens

 2

 E

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EPC D

 Gas Central Heating

 Off Street Parking





Health & Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

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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