



14 All Saints Lane, Clevedon, BS21 6AY
£650,000

Steven
Smith

Located in Clevedon's picturesque Swiss Valley against an attractive wooded backdrop, this beautiful detached home offers the very best in style, comfort and luxury. Boasting a contemporary facade with accents of grey and natural wood, the modern feel continues straight through into the property with features which include an impressive oak staircase and an incredibly spacious, front to back kitchen/diner which has been designed and finished to exacting standards. This fabulous space is certain to be the heart of the home and perfect for entertaining family and friends. In the warmer months, the bifold doors leading from the kitchen area can be opened wide allowing social gatherings to spill out onto the raised deck and pretty lawned gardens beyond. For cosier moments, there is an attractive sitting room with woodburning stove and a further study/forth bedroom, useful for those who work from home or families needing additional bedroom space. For convenience, there is also a utility room, wet room and ample storage on this level. To the first floor, there are three well proportioned bedrooms and a luxurious family bathroom complete with freestanding bath. Outside, there is ample off street parking to the front together with additional bike storage in a section of the former garage. The rear garden is of a good size and enjoys some established planting together with a shed and workshop/cabin for additional outdoor

storage and a delightful aspect towards Strawberry Hill Woods. All Saints Lane is perfectly positioned for those with school age children being within a stone's throw of both a well regarded primary and secondary school. There are pleasing woodland walks, The Old Inn family pub and an M&S Extra also on the doorstep for ease and convenience!

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to:

Porch

With space for shoes and coats. Opening to the hub of the house the:

Kitchen/Diner 26'3" x 14'2" max 12'10" min

An impressive space with oak open staircase leading to the first floor accommodation. Tiled floor, feature window to front and bi-folding doors connecting the space to the rear garden. The kitchen is fitted with a range of high gloss fronted wall and base units with white granite work surfaces with a ceramic sink, plumbing for dishwasher, double electric oven, five ring gas hob, space for American style fridge/freezer, walk in pantry, spotlights, space for microware, breakfast bar, space for dining table.

Sitting Room 17'3" x 15'0" max 11'0" min

A lovely room with two windows either side of a fabulous fireplace incorporating a woodburning stove. Sliding patio doors opening out to the rear garden, exposed floorboards.

Study 12'11" max 9'10" min x 10'11"

A dual aspect room with window to side and window looking out over the front drive back on towards All Saints Lane. Wood effect floor, spotlights.

Utility Room 10' 10" x 7' 5" (3.30m x 2.26m)

Fitted with a range of high gloss fronted base units with working surfaces, stainless steel sink, plumbing for washing machine and space for tumble dryer. Obscure window to side, wood effect floor and door opening to the rear garden. Spotlights. Door opens to:

Storage Area (formerly the garage) 8' 8" x 8' 0" (2.64m x 2.44m)

Up and over door, power and light access to the Worcester gas fired combination boiler. Useful further mezzanine storage.

Wet Room

Beautifully fitted with a suite of WC, corner washhand basin, fully tiled walls and floor, walk in shower, spotlights, chrome ladder radiator, extractor fan, obscure window.

FIRST FLOOR

Landing. Skylight looking out towards the Clevedon Court Estate woods.

Bedroom 1 18' 6" x 8' 9" (5.63m x 2.66m)

Two windows overlooking the rear garden. Space for freestanding wardrobes.

Bedroom 2 12'5" max 8'7" min x 11'8"

A lovely second bedroom with spotlights and window looking out onto All Saints Lane.

Bedroom 3 12'0" max 9'2" min x 9'10"

Window overlooking the rear garden.

Bathroom

Beautifully fitted with a three piece white suite of WC, stunning freestanding bath. Partially tiled walls, tiled floor, towel radiator, spotlights, extractor fan, obscure window.

OUTSIDE

From All Saints Lane there is access onto the block paved drive providing off road parking for numerous cars. There is access to the former garage now a useful bike storage area. To the right hand side there is a pillared entrance with a wrought iron pedestrian gate.

Rear Garden

Immediately outside of the bi-folding doors from the kitchen/diner and a sliding patio door from the sitting room is a raised deck which is a great entertaining space as it benefits for being predominantly south west facing. Two sets of steps descend to the level lawn and to the rear of the garden there is a picket fence with a gate giving access to a vegetable plot. There is a shed and a workshop/cabin with power and light and the garden also enjoys a pleasant outlook towards Strawberry Hill woods. There are feature trees to include a Cherry with well established shrubs and perennials to borders.



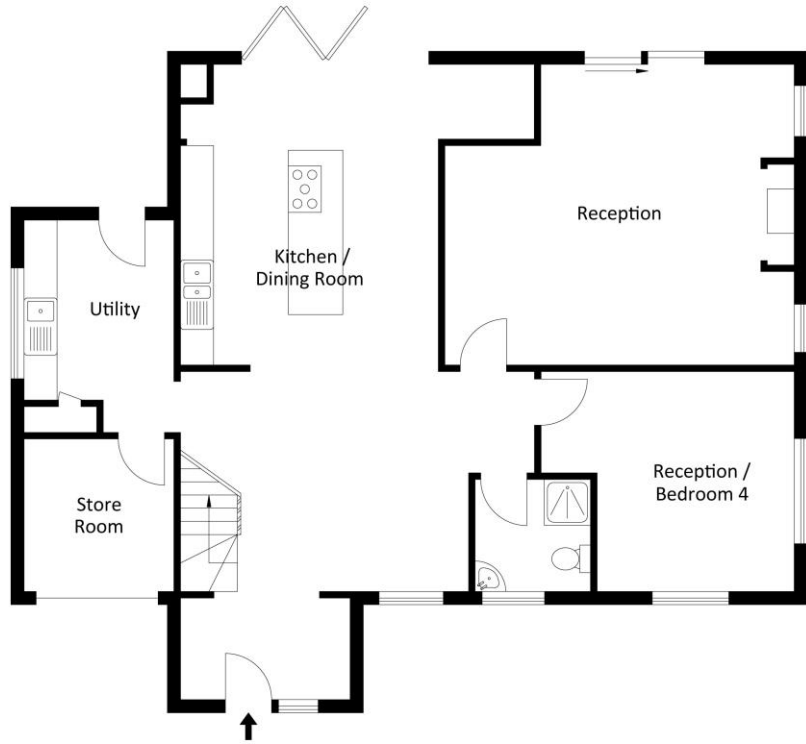






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Approx. Area 998.70 Sq.Ft - 92.74 Sq.M



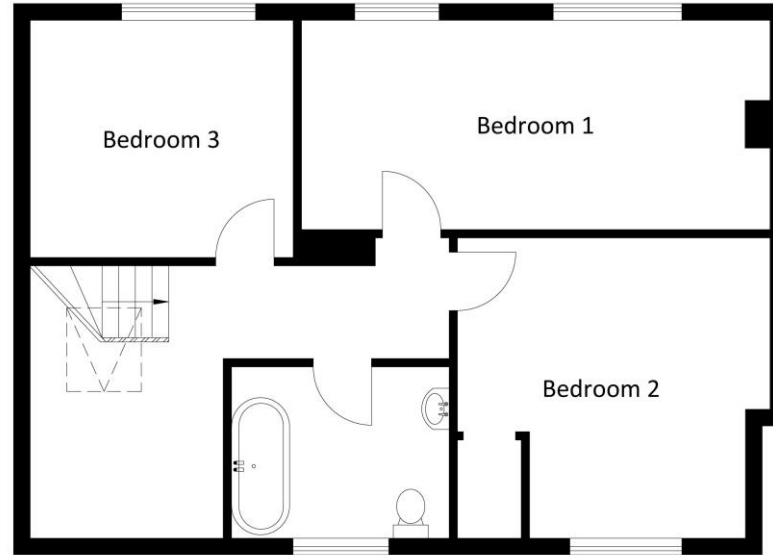
Ground Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

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Approx. Area 590.50 Sq.Ft - 54.86 Sq.M



First Floor

For illustrative purposes only. Not to scale.

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Detached House



Freehold



4



Garden



2



D



2

EPC

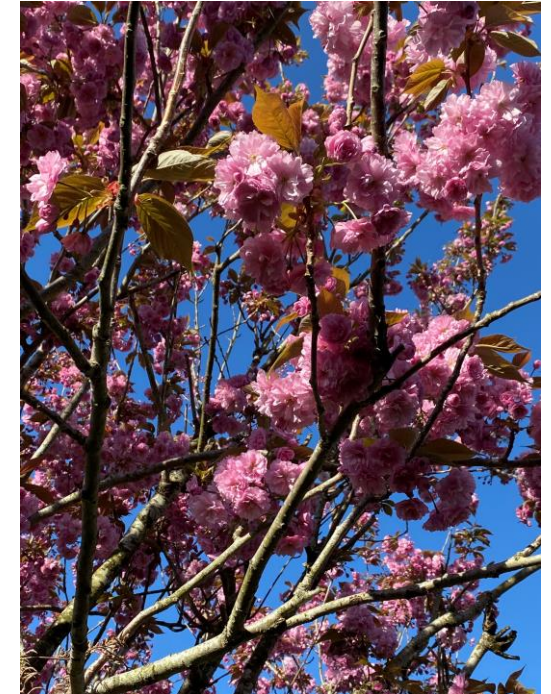
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Gas Central Heating



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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