



17 Salisbury Grove, Clevedon, BS21 7GA
£459,950

Steven
Smith



Situated within the picturesque leafy grounds of Clevedon Hall, Salisbury Grove offers the very best in stylish, contemporary living with Clevedon's stunning coastal landscape right on the doorstep. Designed and built by the highly regarded Spitfire Homes approximately seven years ago, every thought has been given to the quality and finish, creating desirable homes with a luxurious, high end feel. Light and airy throughout, a welcoming entrance hall with cloakroom leads into a beautifully fitted kitchen complete with integrated appliances, high gloss units and quartz worktops. From the kitchen, you are drawn into a spacious open plan living area, where bi-fold doors lead to the rear garden and stairs rise to the first floor. On this level, there are two double bedrooms which both benefit from fitted wardrobes, an en suite to the master bedroom and a luxurious boutique style bathroom. Outside, the pleasing rear garden has been designed to be low maintenance and provides an ideal outdoor retreat and there is parking to the front for two vehicles. Salisbury Grove has a secure, community feel and is perfectly placed to take full advantage of the attractions of Clevedon Sea Front and the fabulous array of independent boutique shops, cafes and restaurants along Hill Road. The town centre is also within walking distance. Properties within this development are highly desirable and early interest is expected.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens into the entrance hall, with engineered oak floor, access to double storage cupboard, underfloor heating.

Cloakroom

Comprising toilet and sink with vanity unit. Partially tiled walls, tiled floor, spotlights, extractor fan.

Kitchen 9' 9" x 8' 1" (2.97m x 2.46m)

Beautifully fitted with a range of wall and base units with high gloss handleless fronts and solid quartz working surfaces. Includes integrated washer dryer, slimline dishwasher, electric oven and grill, induction hob with concealed extractor and stainless steel sink with drainer. Tiled floor, window to front.

Open Plan Living 17' 11" x 15' 3" (5.46m x 4.64m)

A beautiful, bright living space with engineered oak flooring throughout. Bi-folding doors open out into the rear garden. Underfloor heating, staircase with oak ballustrade rises to first floor.

FIRST FLOOR

Landing. Providing access to first floor rooms, loft hatch and overstairs storage cupboard.

Bedroom 1 11'2 x 13'2 max 9'6 min

Measurements exclude built in wardrobe. Double bedroom with built-in wardrobes. Two windows to rear overlooking the garden. Access to:

En-Suite

With suite comprising toilet, sink and large shower unit with mains rainfall shower over. Vanity unit, tiled walls, tiled floor, heated towel rail, spotlights, extractor fan.

Bedroom 2 13'5 x 9'6 max 6'7 min

Measurements exclude built in wardrobes. Double bedroom or home office with large built-in wardrobes. Window to front.

Bathroom

With white suite comprising toilet, sink with vanity unit above and P shaped bath with mixer tap and mains shower over. Tiled walls, tiled floor, heated towel rail, spotlights, extractor fan.

OUTSIDE

With driveway providing parking for two cars. Side access to rear garden.

Rear Garden

Bi-folding doors open onto a patio area, with steps leading to an artificial lawn, and further seating area with pergola to the rear of the garden. Gates lead to a storage area. Side gate leading to front of the property.

Internal Finishes and Features

- * Hardwood oak veneer panelled front door
- * Underfloor heating to the ground floor and radiators upstairs
- * Bespoke fully fitted wardrobes to master bedroom and bedroom 2
- * Oak wood veneer internal doors
- * Aluminium bi-folding doors
- * Ceramic floor tiles to kitchen and cloaks
- * Engineered oak flooring to hallway & sitting room

Kitchen Detail

- * Well appointed kitchen with built in appliances and silestone quartz worktops
- * Integrated appliances to include hob, single oven, combination microwave oven and hood, dishwasher, washing/dryer and fridge and freezer

Electrical and Lighting

- * Contemporary satin style sockets and switches throughout
- * LED downlighters to kitchen, living, dining, hall and landing
- * 5 amp lighting sockets to living room

Bathroom Details

- * White contemporary sanitary ware by Villeroy and Boch with chrome fittings by Hansgrohe
- * Wall tiling by Porcelanosa
- * Multi rail chrome towel warmer
- * Amtico flooring

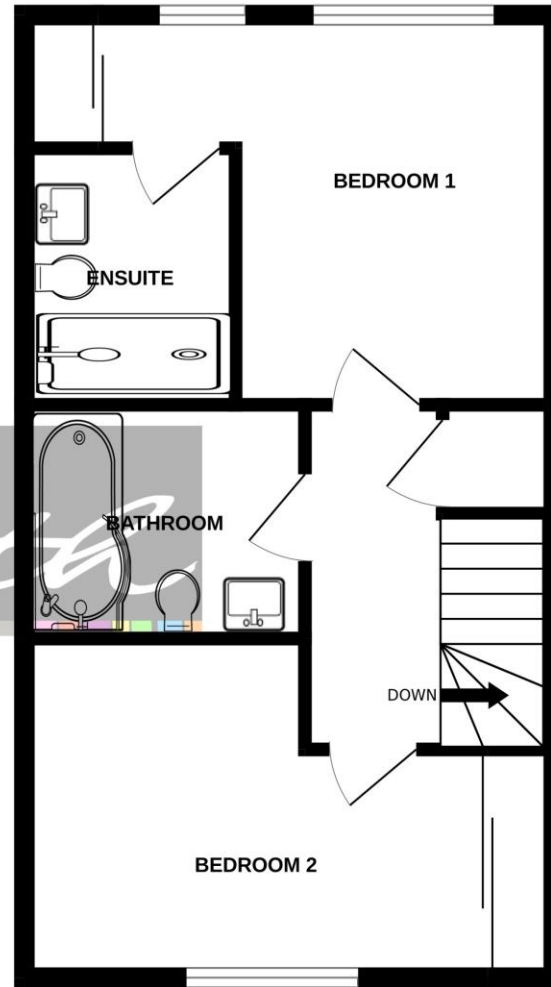
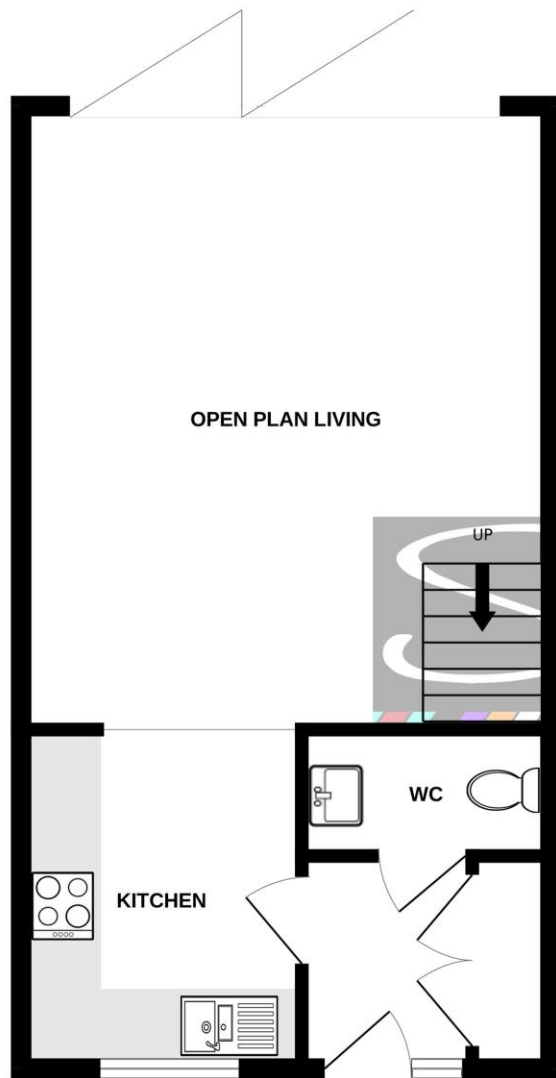
There is a management fee of £332.70 paid bi-annually which covers communal lighting, maintenance of the communal areas.





GROUND FLOOR

1ST FLOOR



 Semi Detached House

 Freehold

 2

 Garden

 2

 C

 1

EPC B

 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

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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