



28 The Avenue, Clevedon, BS21 7EA
£1,650,000

Steven
Smith

Positioned proudly in one of Clevedon's most premier roads, this stunning Edwardian residence offers space and character in abundance. The ground floor accommodation starts with the grand reception hall, leading to a spacious home office, spectacular dining room and cloakroom to the front of the property. To the rear, there is a bright and airy sitting room with a large bay window framing the immaculate rear gardens. The kitchen is equally impressive, incorporating a centre island with breakfast bar, range cooker and further dining space with bi-fold doors opening into the rear garden. The first floor offers a fantastic master bedroom with bay window to front, two further generous double bedrooms, an exquisite bathroom suite with his-and-her sinks, bath and huge walk-in shower. There is also another bathroom with bath and shower cubicle. The second floor offers three further bedrooms, a bathroom and WC on the half landing. Externally, the rear garden is equally as magnificent as the house. Bound by natural stone walls and benefitting from a vast block-paved area, patio and a perfectly-maintained level lawn stretching to a summer house at the back of the garden. The front of the property is accessed from The Avenue via electric gates into a circular parking area with mature borders, offering parking for multiple vehicles. The Avenue is one of the most desirable locations within the town

and properties of this quality and stature always attract strong interest. For sale with no onward chain.

Accommodation (all measurements approximate)
GROUND FLOOR

Front door opens to porch with mosaic tiled floor. Stained glass front door with matching side window opens to:

The Grand Reception Hall

Solid English Oak Floor, stairs to first floor, understairs cupboard.

Cloakroom

White suite of WC, washhand basin, obscure window.

Study/Sitting Room 15' 2" x 14' 0" (4.62m x 4.26m)

A beautiful fireplace with coal effect gas fire takes centre stage. Two windows looking out to the front, picture rail, ceiling coving, central ceiling rose.

Dining Room 18' 3" into bay x 18' 2" (5.56m into bay x 5.53m)

An impressive reception room with beautiful marble fireplace with slate surround and hearth. Picture rail, ceiling coving, central ceiling rose, 4 windows to front, Solid English Oak Floor.

Family Space

Sitting Room 18' 2" x 18' 0" into bay (5.53m x 5.48m into bay)

Four windows look out onto the stunning rear garden. Beautiful fireplace with coal effect gas fire, dado rail, picture rail, ceiling coving, central ceiling rose, Solid English Oak Floor. Opening to:

Kitchen/Diner 15'3" x 14'1" then extending to 22'4" x 10'6"

Beautifully fitted with a comprehensive range of shaker style wall and base units with solid wood work surfaces with a range of glass display units, shelving, impressive electric Rangemaster oven with concealed extractor hood. Double sink with drainer and mixer tap, integrated washing machine, tumble dryer and dishwasher. Space for American style fridge/freezer. Access to a water softener and the Vaillant gas fired combination boiler. Breakfast bar. Multiple windows overlooking the rear garden. Tiled floor flowing through into the breakfast area where there are two sets of bi-folding doors connecting this space beautifully with the rear garden.

FIRST FLOOR

Half Landing. Currently being used as a library with obscure window. Steps then rise to the first floor landing where a staircase rises to the second floor.



Master Bedroom 18' 2" x 18' 0" into bay (5.53m x 5.48m into bay)

A simply magnificent room with four windows providing a pleasant outlook over the impressive front gardens and The Avenue. Original bedroom fireplace.

Bedroom 2 18' 2" x 14' 2" (5.53m x 4.31m)

Measurements include a comprehensive range of built in wardrobes. Two windows overlooking the rear garden.

Bedroom 3 15' 1" x 11' 10" (4.59m x 3.60m)

Two windows give access to the front veranda. Measurements include built in wardrobes.

The Exquisite Bathroom 14' 10" x 14' 1" (4.52m x 4.29m)

This bathroom has to be seen to fully appreciate the fine detail that the current owners have gone to. There are his and hers sinks set into a full vanity unit with storage below, impressive bath and a huge walk in shower cubicle, WC, spotlighting, ladder radiator, tiled floor, underfloor heating, two windows to rear.

Bathroom

Four piece white suite of bath, separate king size shower cubicle, his and hers sinks with storage below, partially tiled walls, tiled floor, obscure window.

SECOND FLOOR

Half Landing. Opens to:

Cloakroom

Two piece suite of WC, contemporary washhand basin, obscure window.

From the half landing steps then rise to the second floor landing where there is access to loft space and a large walk in storage area.

Bedroom 4 17' 10" x 11' 1" (5.43m x 3.38m)

NB. Measurements are floor space due to restricted ceiling height because of the pitch of the roof. Pretty Victorian bedroom fireplace, window overlooking the rear garden.

Bedroom 5 14' 11" x 10' 11" (4.54m x 3.32m)

NB. Measurements are floor space due to restricted ceiling height because of the pitch of the roof. Pretty bedroom fireplace, window providing a lovely view over the neighbouring rooftops of The Avenue taking in the Bristol Channel and the Welsh coastline in the far distance.

Bedroom 6 17' 5" x 10' 10" (5.30m x 3.30m)

NB. Measurements exclude a recess area and are floor space due to restricted ceiling height because of the pitch of the roof. Window providing the same pleasant outlook as bedroom 5. This room is currently being used as a home gym.

Bathroom 15' 1" x 11' 1" (4.59m x 3.38m)

NB. Measurements are floor space due to the restricted ceiling height because of the pitch of the roof. Bath, washhand

basin with storage below, Victorian fireplace, window overlooking the impressive rear garden.

OUTSIDE

From The Avenue double automatic wrought iron gates open to the incredible circular drive with a fine array of established shrubs, perennials and trees to borders. A circular block paved pathway extends down the right hand side then giving access to the front door. A second set of lockable wrought iron gates open to:

The Rear Garden

It is very rare that we see a garden of this quality within Clevedon. Immediately outside of the two sets of bi-folding doors from the family space is an impressive level patio which steps down to a block paved area which gives access to two outside storage areas and the gardeners WC. There is then the most impressive level lawn with stone walling to boundaries and beautifully established borders consisting of shrubs, perennials and small trees. The feature pond is somewhere to sit and relax and at the rear of the garden there is a summer house providing a quiet retreat. From here you can look back at this impressive house which sits so proudly within the stunning gardens.

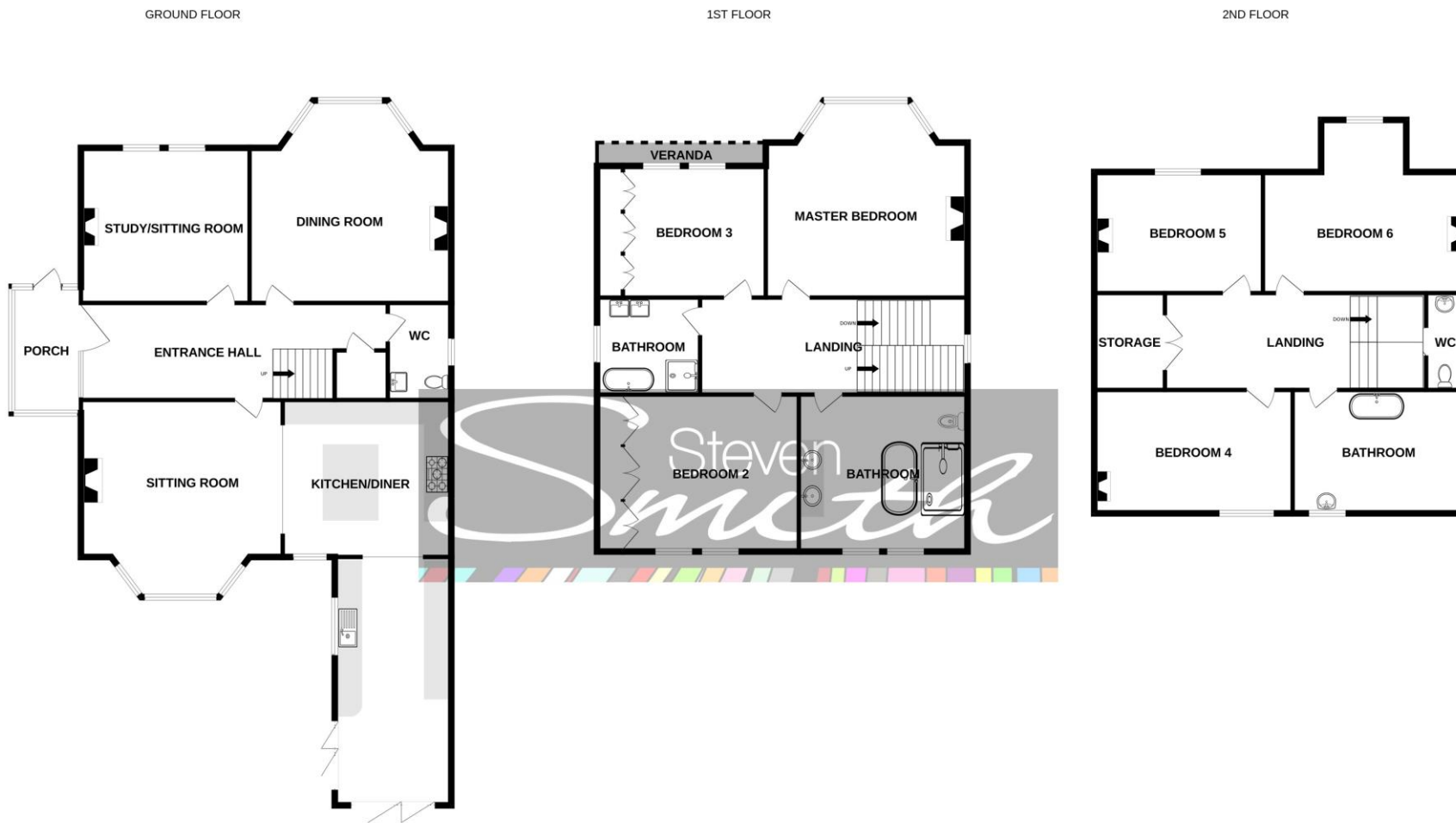












 Detached House

 Freehold

 6

 Garden

 3

 G

 3

EPC E

 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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