



6 Channel Road, Clevedon, BS21 7DR  
**£1,150,000**

Steven  
*Smith*





We are incredibly proud to offer for sale this cutting edge detached property designed and constructed to the most exacting standards. With a commanding approach, a contemporary New England style facade and an abundance of glazing letting the light flood in, this home will impress both inside and out. Every conceivable detail has been incorporated to create a home ideal for modern day living. Practical features, to name but a few, include underfloor heating, continuous hot water circulation system, ethernet cabling, security and Lightwave lighting control systems. These state of the art additions are perfectly balanced with luxurious homely touches such as oak flooring, high quality porcelain tiling, boutique style sanitary ware and stylish focal point fireplaces. The accommodation comprises of a spacious sitting room, sun room which connects seamlessly with the outdoors, beautifully fitted kitchen/dining room, separate utility, two generous bedrooms and shower room on the ground floor. On the first floor, a comprehensively fitted master suite complete with Juliet balcony, dressing room and luxurious bathroom and an impressive guest suite. Throughout, the property is bright, airy and full of natural light and the attention to detail is simply first class. Outside, the expertly landscaped grounds provide for ample

parking, access to the garage and offer areas of level lawn and patio, the perfect place to sit and relax in the sunshine. Channel Road is one of the most revered locations within Upper Clevedon and is within close proximity to picturesque coastal walks at Ladye Bay, Clevedon Golf Club and with the shopping and dining facilities in Hill Road just a short distance further. This distinctive home is certain to delight and astound in equal measure and an early viewing is strongly advised.

### **Accommodation (all measurements approximate)**

#### **GROUND FLOOR**

Front door opens to:

#### **Hallway**

Contemporary solid oak open tread staircase, engineered oak floor, spotlights.

#### **Sitting Room 16' 11" x 13' 9" (5.15m x 4.19m)**

A stunning state of the art gas fireplace takes centre stage with matching windows either side. Spotlighting, bi-folding doors opening to the:

#### **Sun Room 11' 8" x 10' 1" (3.55m x 3.07m)**

A very special room with two sets of bi-folding doors connecting beautifully with the outside space. Porcelain tiled floor, spotlights.

#### **Kitchen/Diner 28'2" x 17'1" max 15'10" min**

Beautifully fitted with a range of shaker style wall and base units with quartz working surfaces, incorporating a double Franke sink with drainer, glass display cupboard, wine rack. Integrated appliances to include dishwasher, larder fridge, microwave, five ring induction hob with concealed extractor hood. Two ovens, one with a warming drawer and one which is steam. Window looking out over the rear garden, central island incorporating a breakfast bar, porcelain floor tiling, bi-folding doors connecting beautifully with the outside space. Impressive state of the art gas stove, spotlighting.

#### **Utility Room 10' 10" x 6' 9" (3.30m x 2.06m)**

Fitted with base units, working surfaces, stainless steel sink, plumbing for washing machine, space for tumble dryer, further storage cupboard, space for a further fridge/freezer, Harvey softened water unit Window and door to rear garden, porcelain tiled floor, door to garage.



### **Bedroom 3 12' 2" x 9' 5" (3.71m x 2.87m)**

Window overlooking the rear garden.  
Spotlights.

### **Study/Bedroom 4 8' 6" x 8' 5" (2.59m x 2.56m)**

Window to rear.

### **Shower Room**

Beautifully fitted with a three piece white suite of WC with concealed cistern, washhand basin incorporated into working surface with storage below, king size shower cubicle with mains shower. Porcelain tiling to walls and floor, contemporary ladder radiator, window to rear, storage cupboard, spotlights.

## **FIRST FLOOR**

**Landing.** Window to front, spotlights, access to the airing cupboard.

### **The Master Bedroom 19'5" max 16'1" min x 17'0"**

Such an impressive room with a Juliet balcony overlooking the front garden. Beautiful range of built in Sharp furniture. Measurements exclude a walk in wardrobe which has a window for natural light.

### **The Master En-Suite**

Simply stunning! This impressive en-suite consists of a WC, stylish washhand basin with storage below, king size shower

cubicle with mains shower, central bath, porcelain tiling to walls and floor, window to rear, skylight, spotlights, contemporary ladder radiator.

### **The Guest Bedroom 15'9" x 10'5" max 8'10" min**

A lovely guest room with bay style window to front. Spotlighting. Measurements exclude a walk in wardrobe.

### **The Guest En-Suite**

Beautifully fitted with a four piece white suite of WC with concealed cistern, washhand basin incorporating into working surface with storage below, king size shower cubicle with mains shower, bath with hand held shower attachment, porcelain tiling to walls and floor, skylight, contemporary ladder radiator.

## **OUTSIDE**

From Channel Road there is an exclusive private driveway leading to four detached residences where number 6 is immediately located on the left hand side. Double gates open to a block paved driveway providing parking for numerous cars and leading to the garage with automatic up and over door. The front garden is laid to level lawn and there is a contemporary patio immediately outside of the sun room, front door and the kitchen/diner. The borders are stocked with small trees and shrubs and there is a lovely stone wall to the front of

the property. Access to the rear can be gained via either side of the property and to the right hand side is a veg plot. The rear garden has been block paved for ease of maintenance and is ideal for freestanding pots etc. There is also a door into the utility, the plant room and further area for storage and recycling bins.

### **The Garage 18' 7" x 14' 11" (5.66m x 4.54m)**

Automatic up and over door, power and light and storage.

## **Special Facilities**

Raised ceiling height to ground floor.

Underfloor heating system throughout via a wet piped system.

Continual hot water circulation system.

Fully integrated MVHR (mechanical ventilation heat recovery system).

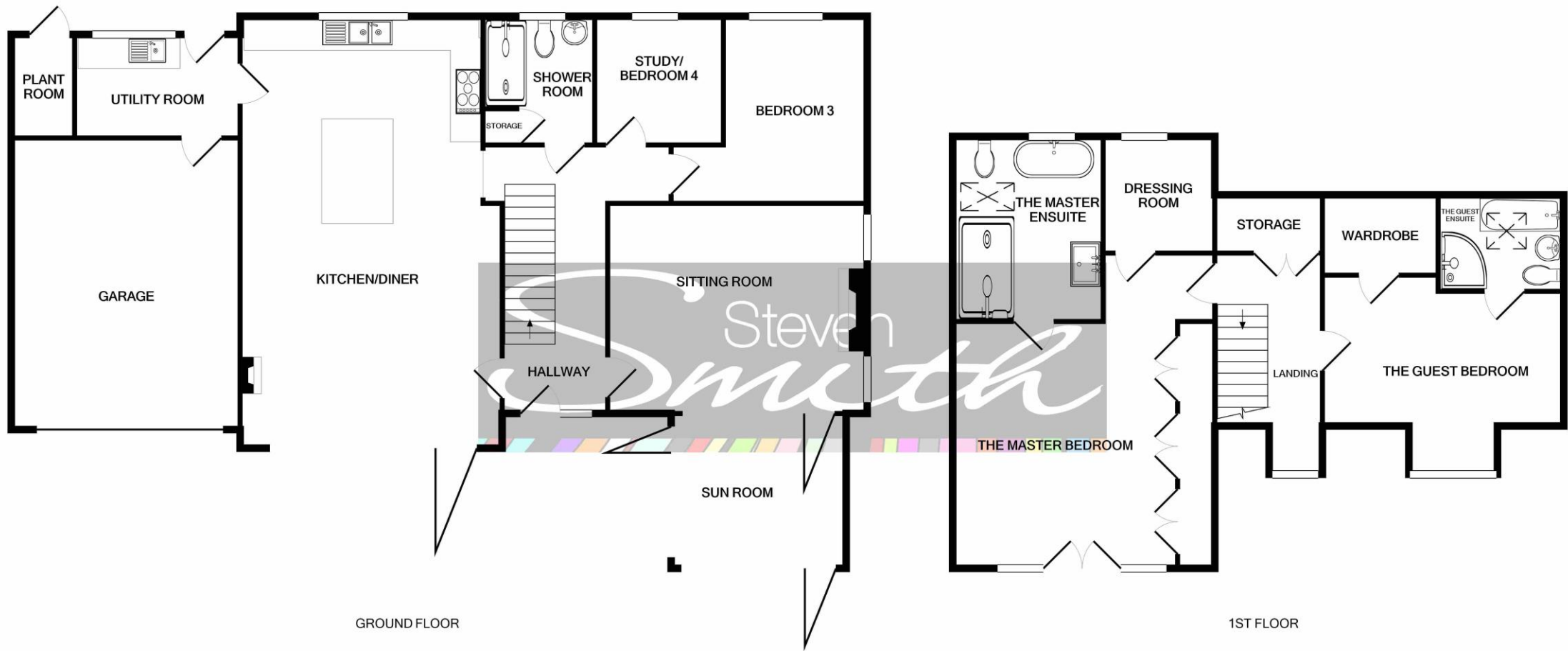
Alarm system and intruder Nest exterior camera system.

Lightwave lighting control system.

Ethernet Cat 6 cabling with sockets throughout.

The property is approximately 208 square meters (supplied from EPC)





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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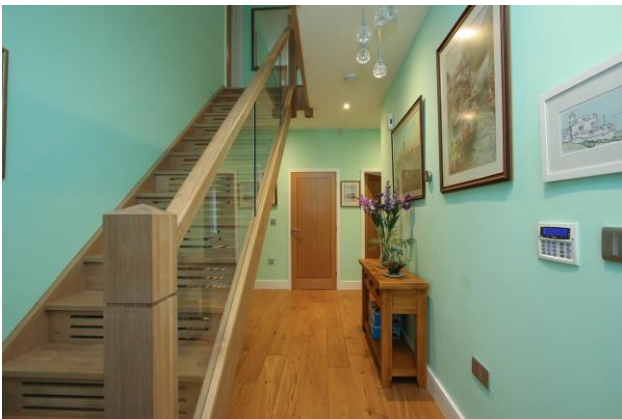












Detached House



Freehold



4



Garden



3



F



2

EPC

B



Garage and 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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