



4 Hallam Road, Clevedon, BS21 7SF
£650,000

Steven
Smith



Full of charm and lovingly presented with great style and flair, this beautiful Mid Clevedon semi detached house will both surprise and delight in equal measure. With a more traditional facade, a pretty brick arch storm porch draws you into a home which cleverly combines period touches and contemporary design to create a home filled with warmth, comfort and all the conveniences needed for the modern lifestyle. The thoughtfully extended ground floor comprises of inviting sitting room with feature fireplace and stunning kitchen/dining room, beautifully fitted with a comprehensive range of high gloss units and a light and airy dining area leading onto the gardens, the perfect spot for entertaining family and friends! In addition, this level benefits from a useful utility room, a downstairs cloakroom and, for those who either work from home or those who require additional bedroom space, there is a fabulous home office with a bright and sunny feel! To the first floor, there are three well proportioned bedrooms and a stylish family bathroom with white suite. Outside, the front is bound by a pretty natural stone wall with an area of lawn and established planting. To the rear, the gardens have been beautifully designed to be low maintenance yet attractive, providing the perfect outdoor sanctuary to unwind and relax in the summer months. Predominantly laid to decking

with pretty borders, at the bottom of the garden is a fantastic timber built games room/office, perfect for home workers, hobbyists or as a recreation space for the family. Hallam Road is a favoured location in middle Clevedon offering easy access to the delightful mix of independent retailers and eateries along Hill Road, Clevedon's popular Victorian seafront and the bustling town centre. This truly special home is certain to attract strong interest and an early viewing is a must!

Accommodation (all measurements approximate)

GROUND FLOOR

Hall

Stairs to first floor, two understairs cupboards, oak floorboards.

Sitting Room 13' 10" x 13' 0" (4.21m x 3.96m)

A light and airy room with a beautiful open fireplace with book shelving and storage either side, window looking out over the front garden, exposed floorboards.

Kitchen/Diner 20' 0" x 9' 0" (6.09m x 2.74m)

Kitchen Area

Beautifully fitted with a range of high gloss fronted wall and base units with working surfaces, plumbing for washing machine, six gas hob cooker with contemporary extractor hood and stainless steel work tops either side. Space for a fridge/freezer, built in microwave, walk in pantry. Oak floorboards flow through into:

Dining Area 9' 0" x 8' 8" (2.74m x 2.64m)

A great addition to the property with high vaulted ceiling and skylight, window overlooking the rear garden and french doors opening out to the garden.

Utility Room 9' 1" x 8' 5" (2.77m x 2.56m)

With wooden work surface either side of a Belfast sink, plumbing for washing machine, space for a tumble dryer, access to the Worcester gas fired combination boiler, tiled floor, window to side, door to rear garden, skylight and access to the WC and home office/bedroom 4.

Home Office/Bedroom 4 13' 3" x 8' 4" (4.04m x 2.54m)

High vaulted ceiling with two sky lights, window looking over the front drive, tiled floor.



Cloakroom

Beautifully fitted with a WC with concealed cistern, contemporary wash hand basin with storage below, partially tiled walls, skylight, obscure window, chrome ladder radiator, extractor fan.

FIRST FLOOR

Landing. Access to loft space, window to side, exposed floorboards.

Bedroom 1 13' 9" x 10' 8" (4.19m x 3.25m)

Window looking out onto Hallam Road, exposed floorboards.

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

A second double bedroom with window to rear, exposed floorboards.

Bedroom 3 10' 4" x 8' 2" (3.15m x 2.49m)

Measurements include an overstairs cupboard. Window looking out onto Hallam Road, exposed floorboards.

Bathroom

Beautifully fitted with a three piece white suite of WC with concealed cistern, impressive contemporary wash hand basin with drawer storage below, bath with waterfall mains shower and glass folding shower screen door. Fully tiled walls and floor, electric underfloor heating, spotlights, obscure window, extractor fan.

OUTSIDE

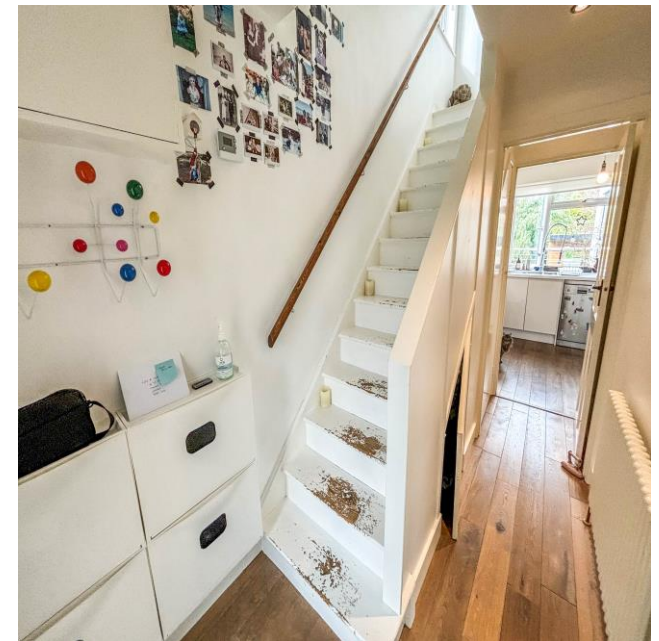
From Hallam Road double gates and a pillared entrance open to the parking and lead to the brick archway giving access to the front door. The front garden is mature with small shrubs and perennials. The garden is bound predominantly by a lovely stone wall and feather-board fencing. A lockable side gate gives access to:

The Rear Garden

Number 4 Hallam Road certainly has a beautiful rear garden, immediately outside of the French doors from the dining area and utility door is a raised deck and three steps descend down to a larger decking area which is a great place for entertaining and a sun trap during the afternoon and late evenings in the summer months. Bound to the left hand side by a lovely stone wall with fence above and to the right hand side panelled fencing. Outside water tap with further storage down the side of the house for bins etc. The decked path splits two areas of slate shingle with established perennials and shrubs and leads to:

Home Office/Games Room 13' 0" x 9' 2" (3.96m x 2.79m)

With power and light, wood effect flooring, French doors.









4 Hallam Road, Clevedon
 Approx. Area 743.30 Sq.Ft - 69.10 Sq.M

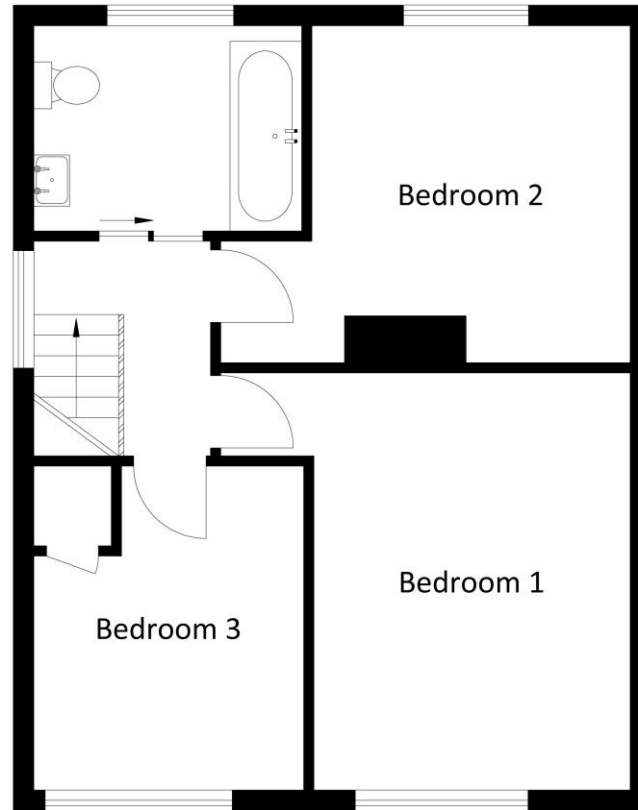


Ground Floor

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.

4 Hallam Road, Clevedon
 Approx. Area 462.70 Sq.Ft - 43.0 Sq.M



First Floor

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Semi Detached House



Freehold



3/4



Garden



1



D



3

EPC



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.

A: 12 The Triangle, Clevedon, North Somerset BS21 6NG

T: 01275 877771 W: stevensmithhomes.co.uk

E: steven@stevensmithhomes.co.uk FB: @stevensmithhomes

Steven Smith Town & Country Estate Agents Ltd. Registered Address: 12 The Triangle, Clevedon, North Somerset BS21 6NG. Registration Number: 7177353. Registered in England & Wales

