



47 Old Park Road, Clevedon, BS21 7JW  
**£825,000**

Steven  
*Smith*





Occupying a prime position within the sought after neighbourhood of Upper Clevedon, this impressive detached property provides the perfect combination of space and flexibility and is certain to appeal to a wide range of potential purchasers. Well presented throughout yet providing the scope to add some more contemporary touches, the incredibly generous accommodation is set out over two levels and is likely to be of particular interest to large or growing families, those who work from home or those who are searching for a property suitable for dual occupation. To the ground floor, a welcoming entrance hall leads to the principal accommodation including an elegant dual aspect sitting room with fireplace, a separate dining room ideal for family mealtimes and entertaining and an attractive kitchen with ample space for meal preparation, cooking and storage. In addition, there is a utility room, perfect for wash days and domestic chores, two useful downstairs cloakrooms and study. Also on this level, is the office area complete with its own kitchen and bathroom. Those who operate a business from home will find this area ideal for keeping work and home life as separate as possible whilst those looking to house a semi dependent relative, may also find this an ideal option. To the first floor, there is a beautiful dual aspect master bedroom complete with

four-piece en suite and dressing room, as well as three further double bedrooms. A bathroom and a separate shower room completes the accommodation on this floor. Externally, the gardens are wonderfully maintained. Benefitting from an extensive corner plot, a large area of lawn borders the front and side of the house, with the rear garden offering a further stretch of lawn and multiple seating areas. There is also off street parking and a garage for extra storage. Old Park Road is ideally situated for access to favoured schools, woodland walks and the excellent choice of independent shops and eateries on Clevedon's renowned Hill Road. Viewing is essential to fully appreciate everything this fabulous home has to offer!

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

##### **GROUND FLOOR**

Front door opens into the entrance hall, with stairs rising to first floor. Access to storage cupboards, and doors lead to the accommodation.

##### **Cloakroom**

With suite comprising toilet and sink. Tile effect floor, tiled backsplash, obscure window to rear.

##### **Sitting Room 21' 0" x 12' 4" (6.40m x 3.76m)**

Beautiful double-aspect sitting room with feature gas fireplace taking centre stage. Bay window to front, double doors open onto the rear garden.

##### **Inner Hall**

Providing access to further living accommodation, door to side garden.

##### **Kitchen 13' 0" x 9' 10" (3.96m x 2.99m)**

Fitted with a range of wall and base units with black granite effect working surfaces. Includes integrated electric double oven and stainless steel sink with drainer. Space for fridge/freezer, cooker, dishwasher and an additional undercounter appliance. Partially tiled walls, tile effect floor, window to side and door to rear garden.

##### **Utility Room 7' 2" x 4' 0" (2.18m x 1.22m)**

Providing excellent storage and further working surfaces. Space and plumbing for washing machine and tumble dryer. Window to side.

##### **Dining Room 15' 0" x 14' 1" (4.57m x 4.29m)**

A marvellous room providing substantial space suitable for a large dining table. Bay window to front.



## 2nd Cloakroom

Comprising toilet and sink. Partially tiled walls, carpeted floor, obscure window to side.

## Study 19' 5" x 9' 9" (5.91m x 2.97m)

Another multi-functional space currently in use as a study. With built-in cupboards and drawer storage with working surfaces. Large window to front, window to rear.

## Office Kitchen 9' 4" x 8' 5" (2.84m x 2.56m)

Fitted with a range of base units with working surfaces. Includes stainless steel sink with drainer and space for undercounter fridge and freezer, plumbing for washing machine. Window to rear, door opens to rear garden.

## Office 19' 3" x 10' 10" (5.86m x 3.30m)

A fantastic space with its own private entrance, ideal for running a business from home. Window to side, door to rear garden, door to front.

## Office Bathroom

With suite comprising bath, toilet and sink. Tiled splashback, carpeted floor. Obscure window to front.

## FIRST FLOOR

**Landing.** Providing access to first floor rooms and loft hatch. Access to storage cupboard.

## Bedroom 1 19' 3" x 14' 11" (5.86m x 4.54m)

A breathtaking master suite, spanning the length of the house. With windows to front and side allowing for an abundance of natural light. Access to ensuite and dressing room.

## En-Suite

With white suite comprising corner shower unit with mains shower over, toilet, sink, bidet and jacuzzi style bath. Half tiled walls, heated towel rail, obscure window to side.

## Dressing Room 13' 1" x 7' 4" (3.98m x 2.23m)

Window to side. Space for multiple wardrobes.

## Bedroom 2 12' 11" x 10' 5" (3.93m x 3.17m)

Double bedroom with built-in storage. Window to front.

## Bedroom 3 12' 5" x 12' 3" (3.78m x 3.73m)

Double bedroom with built-in wardrobes and storage cupboard. Window to front.

## Bedroom 4 9' 10" x 8' 6" (2.99m x 2.59m)

Double bedroom, window to rear.

## Shower Room

Comprising toilet, sink and corner shower unit. Fully tiled walls, linoleum floor, obscure window to rear.

## Bathroom

Comprising sink and bath. Access to storage cupboard. Tiled backsplash, window to rear.

## OUTSIDE

From Old Park Road, the driveway provides off-road parking for two cars. A large area of lawn spans the front and side of the property which could be made secure to create further garden space.

## Boiler Room 14' 3" x 7' 2" (4.34m x 2.18m)

A fantastic multi-use room, housing the gas boiler and hot water cylinder. Fitted with a range of wall and base units. Ideal as a workshop, extra utility space or storage room.

## Garage 17' 8" x 8' 7" (5.38m x 2.61m)

With wooden double doors to front.

## Rear Garden

Brilliantly maintained, offering multiple entertaining and seating areas with a large patio, decking and lawn bordered by mature shrubs to the rear.







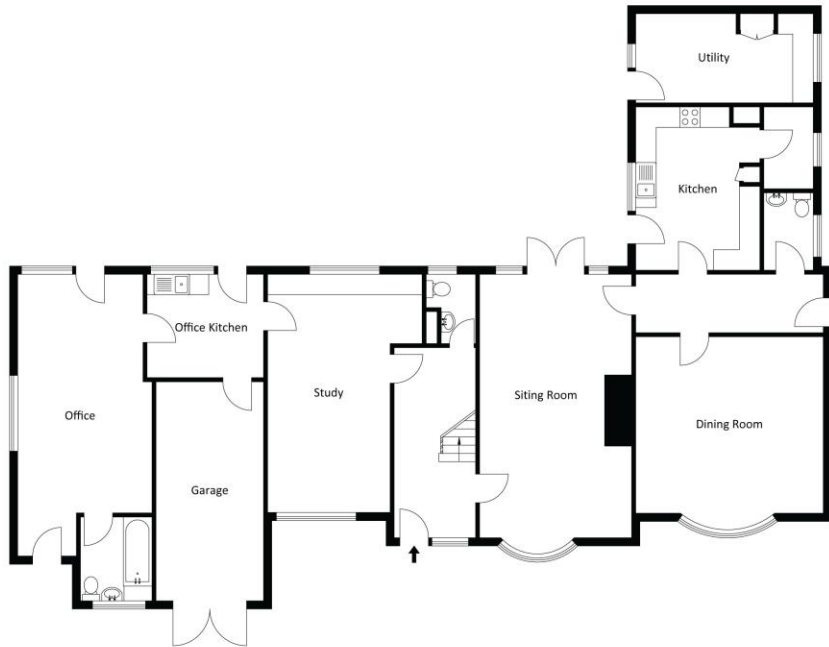








**47 Old Park Road, Clevedon**  
 Approx. Area 1704.4 Sq.Ft - 158.3 Sq.M  
 (Total area includes garage)



**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.

**47 Old Park Road, Clevedon**  
 Approx. Area 1083.0 Sq.Ft - 100.6 Sq.M



**First Floor**

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Detached House



Freehold



4



Garden



4



E



3

**EPC C**



Gas Central Heating



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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