



Uphill, 62 Cambridge Road, Clevedon, BS21 7HE
£795,000

Steven
Smith



Positioned within the desirable Upper Clevedon area, this beautifully presented detached home offers ample space and a wonderful, welcoming feel throughout. With accommodation over two levels, the light and airy ground floor is host to an inviting sitting room with woodburning stove and window seat providing the ideal environment to relax and unwind. attractive fitted kitchen/breakfast room and convenient downstairs cloakroom. Two of the home's four bedrooms are also situated on this level and enjoy excellent proportions. To the first floor, there are a further two bedrooms which have been thoughtfully arranged to suit younger family members and a family bathroom complete with useful utility area. Uphill sits in attractive grounds with ample off street parking space to the front and a generous amount of covered storage. To the rear, the gardens have been thoughtfully arranged to cater for all requirements. There is a generous lawn with well tended borders, a raised deck for the ideal spot to enjoy some summer sunshine and two children's play areas. Cambridge Road is a sought after location giving easy access to coastal walks at Ladye Bay, Clevedon Golf Club and with the cafe style surroundings of Hill Road just a short distance away.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to:

Hallway

Solid wood floors, understairs storage, stairs to first floor, spotlights.

Sitting Room 15' 9" x 15' 3" into bay (4.80m x 4.64m into bay)

A lovely square room with a bay window looking out to front and to either side built in book storage and a window seat. A woodburning stove takes centre stage.

Kitchen/Diner 13' 11" x 12' 1" (4.24m x 3.68m)

Beautifully fitted with a range of wall and base units with butchers block work surfaces with a ceramic sink with mixer tap, electric cooker point with contemporary extractor hood, space for American style fridge/freezer, tiled splashbacks, window and door to the rear garden and second window to side. Tiled floor, picture rail.

Bedroom 1 14' 2" into bay x 12' 6" (4.31m into bay x 3.81m)

A bay window looks out to front, picture rail.

Bedroom 2 12' 7" x 10' 5" (3.83m x 3.17m)

Window overlooking the rear garden.

WC

Beautifully fitted with a white WC, washhand basin, understairs cupboard, obscure window, solid wood floor,

extractor fan. There is also access to the airing cupboard housing the Worcester gas boiler, water immersion tank with a pressurised system. Further access to the water softener.

FIRST FLOOR

Landing. Access to a cupboard for towels and bedding etc.

Bedroom 3 15'10" max 12'11" min x 12'7"

A great space and measurements are floor space due to some restricted head height because of the pitch of the roof. Two skylights to side and window to front. Spotlights.

Bedroom 4 12' 3" x 10' 11" (3.73m x 3.32m)

NB. Measurements are floor space due to restricted ceiling height because of the pitch of the roof. Two skylights providing a pleasant outlook over Walton St Mary towards the Bristol Channel and the Welsh coastline in the far distance. Built in drawer storage.

Bathroom/Utility

Beautifully fitted with a three piece white suite of WC, washhand basin with storage below, shower bath with mains shower and glass shower screen door, partially tiled walls, tiled floor, plumbing for washing machine, space for tumble dryer, skylight providing the same pleasant outlook as bedroom 4. Two shaving points, electric underfloor heating.

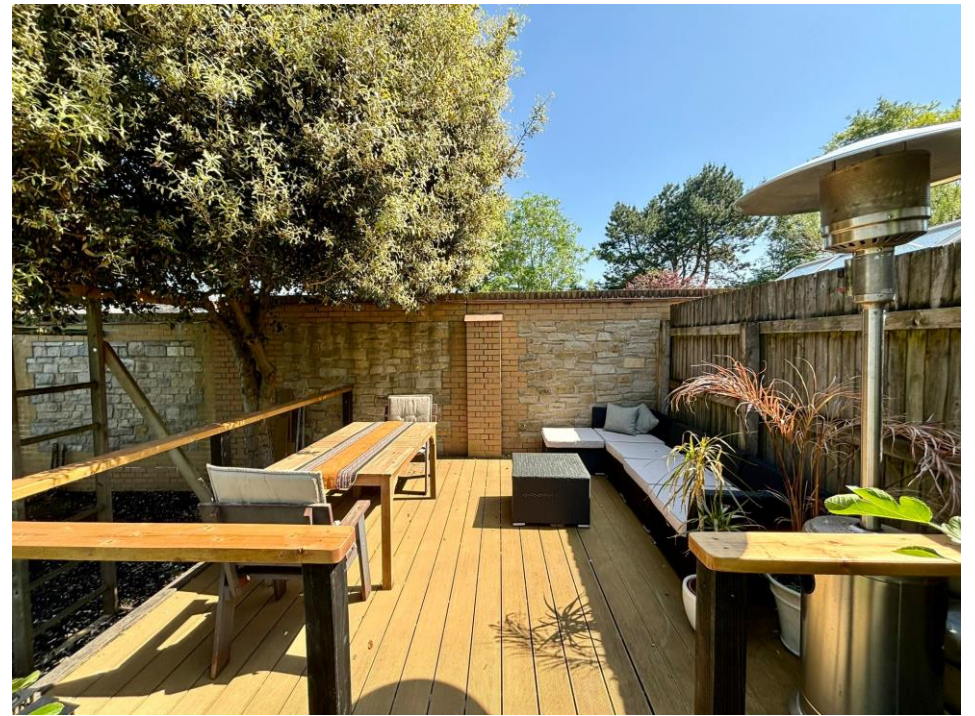
OUTSIDE

From Cambridge Road a pillared entrance opens to the front of Uphill giving access to the driveway providing parking for numerous cars. To the right hand side there is cleverly constructed bin storage and a very useful walk in covered storage area to the front as well. Attached to the property is a further covered storage area which opens to:

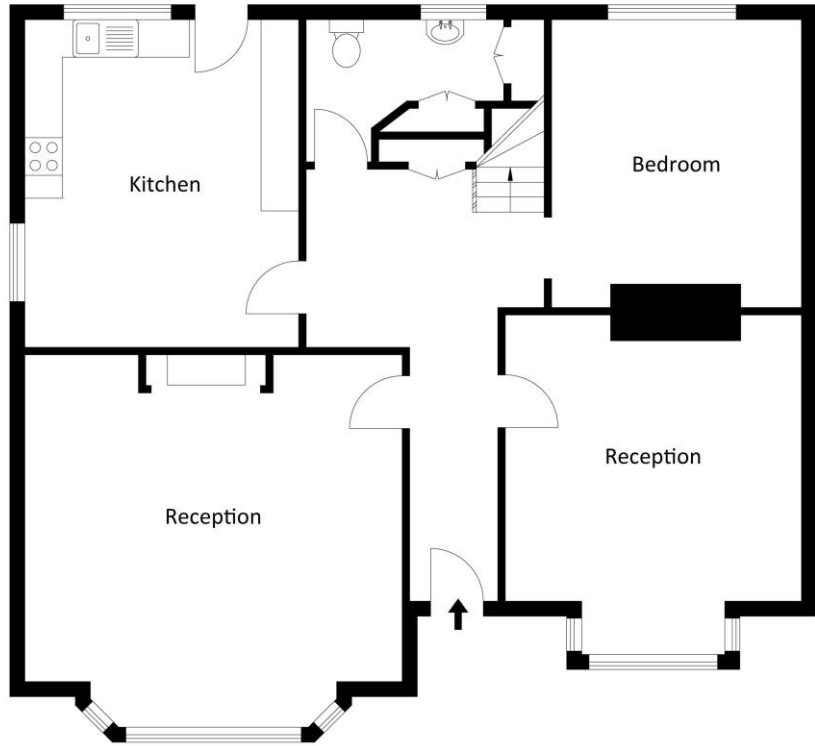
The Rear Garden

Uphill certainly has a beautiful rear garden and is laid to level lawn with raised sleeper borders and small trees and is bound by a mixture of feather-board fencing and brick and stone wall. At the rear of the garden three steps rise to a raised deck which will enjoy most of the summer sun. There are currently two play areas, one with a trampoline and these gardens also offer a good amount of privacy. Continuing around the property and past the kitchen/dining door is a further covered storage area. Outside water tap.





62 Cambridge Road, Clevedon
 Approx. Area 874.50 Sq.Ft - 81.20 Sq.M

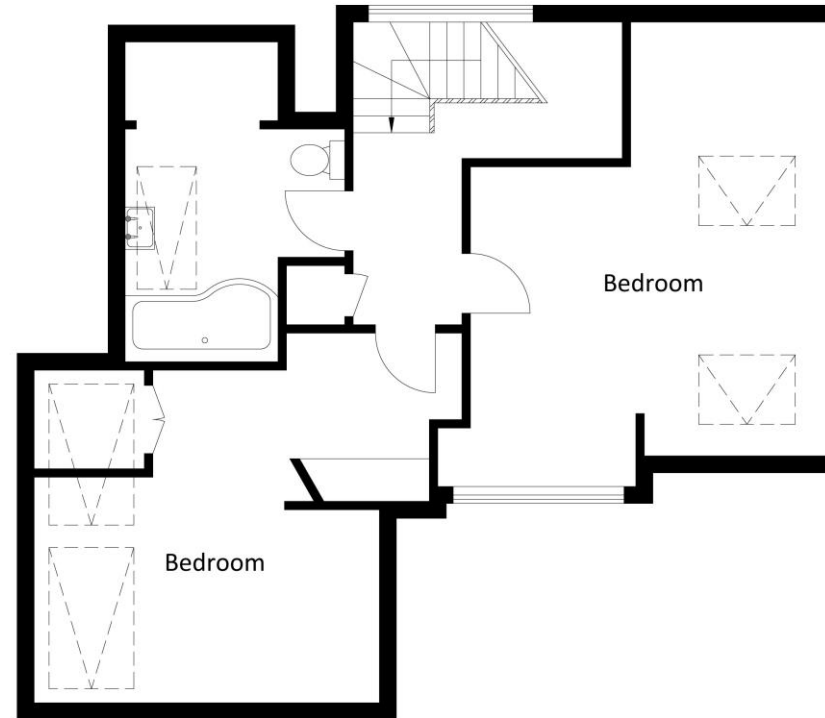


Ground Floor

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.

62 Cambridge Road, Clevedon
 Approx. Area 523.80 Sq.Ft - 48.70 Sq.M



First 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.





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

