



15 Sunnyside Road, Clevedon, BS21 7TE
£1,250,000

Steven
Smith



Proudly sitting in a highly desirable mid Clevedon location within a gated secure walled garden, this impressive detached home is the very epitome of elegance, style and grandeur. Offering the perfect blend of space, character and flexibility, the property is certain to attract strong interest from a wide range of potential purchasers, including those wanting a generous family home and those keen to secure a property in this highly regarded area of town. Approached via a sweeping driveway to the front, the appealing double fronted facade welcomes you into a light and airy entrance hall which leads to the principal rooms. To the ground floor, the accommodation comprises stunning sitting room with feature fireplace and beamed ceiling, certain to be the setting for many a relaxing evening with family and friends, beautifully fitted kitchen with separate utility, breakfast room and further dining room, perfect for more formal dining. In addition, there is a study, conservatory overlooking the front gardens and a further sitting room, affectionately known as "The Chapel" due to its impressive beamed ceiling. To the first floor, the property enjoys three well proportioned double bedrooms together with an additional fourth bedroom/dressing room, and two well appointed bathrooms. To the second

floor, a light and spacious loft room provides the perfect place for home working or perhaps as a teenage den! Outside is equally pleasing. With a treelined driveway providing ample parking to the front and a useful double garage, the rear provides an idyllic spot to enjoy some summer sunshine and will be a delight for the keen gardener, offering areas of manicured lawn, established borders and patio, the grounds really are a treat for the senses. Sunnyside Road is perfectly placed for easy access to Clevedon Town Centre, the charming Victorian sea front and the wonderful mix of independent shops, cafes and restaurants along the popular Hill Road. A viewing of this truly special home is highly recommended to fully appreciate its very many charms.

Accommodation (all measurements approximate)

A beautiful entrance hall with wooden flooring throughout. Stairs rise to first floor. Access to understairs storage cupboard.

Sitting Room 20' 3" x 14' 7" (6.17m x 4.44m)

A stunning room with feature brick fireplace taking centre stage. Windows to front and side.

Study 17' 2" x 9' 11" (5.23m x 3.02m)

A useful study space or second sitting room. Window to front.

Breakfast Room 10' 5" x 10' 1" (3.17m x 3.07m)

Double doors to rear garden. Opens to:

Kitchen 12' 11" x 10' 5" (3.93m x 3.17m)

Fitted with a range of wall and base units with granite working surfaces. Includes integrated Belfast style sink, dishwasher, electric hob with extractor, oven and grill. Tiled floor, partially tiled walls, window to rear.

Utility Room 10' 3" x 7' 0" (3.12m x 2.13m)

Fitted with further wall and base units. Includes sink with drainer and integrated washing machine and tumble dryer. Window to rear.

WC

Comprising toilet and sink with tiled backsplash.

Chapel 14' 7" x 10' 7" (4.44m x 3.22m)

A further sitting room, described by the current vendor as the 'chapel' due to its high vaulted ceilings. Window to rear, door to front courtyard, further door to rear garden.



Dining Room 16' 0" x 12' 0" (4.87m x 3.65m)

Steps lead down into a very spacious dining area, providing room for a large table. Window to side. Opens to:

Conservatory 12' 8" x 11' 10" (3.86m x 3.60m)

A bright space overlooking the front garden.

FIRST FLOOR

Beautiful galleried landing with solid wood floors. Window to front, stairs to second floor.

Bedroom 1 20' 3" x 15' 0" (6.17m x 4.57m)

A vast, twin aspect double bedroom. Windows to front and rear.

Bedroom 4/Dressing Room 13' 8" x 10' 1" (4.16m x 3.07m)

A great space which could potentially double as an extra bedroom. Window to front. Opens to:

Bedroom 2 13' 5" x 12' 0" (4.09m x 3.65m)

Large double bedroom, window to front. Opens to:

En-Suite

A stunning five piece white suite comprising toilet, bidet, sink, corner shower unit and jacuzzi bath with mixer

tap. Partially tiled walls, heated towel rail, window to rear.

Bedroom 3 13' 0" x 10' 5" (3.96m x 3.17m)

Double bedroom, window to rear.

Bathroom

With suite comprising toilet, bidet, sink and corner shower unit. Partially tiled walls, tile effect floor, window to rear.

Loft Room 26' 0" x 10' 7" (7.92m x 3.22m)

Stairs lead from the first floor landing to the second floor. Door opens to a large loft space on the right hand side, and a large loft room to the left making a fantastic office space or study. Skylights.

OUTSIDE

Wrought iron gates open from Sunnyside Road onto the private driveway leading to the house. There is a double garage to the right hand side, along with a beautifully maintained lawn area complete with pond and borders. Steps lead up to a pretty front veranda and patio area.

Garden

The rear gardens are a delight! Offering areas of patio, well tended lawn and established borders, planted to provide year round colour and interest, this is the perfect spot for keen gardeners as well as

those who simply like to relax and drink in their surroundings! There are several outbuildings including a wooden cabin with power which has a wide range of uses.

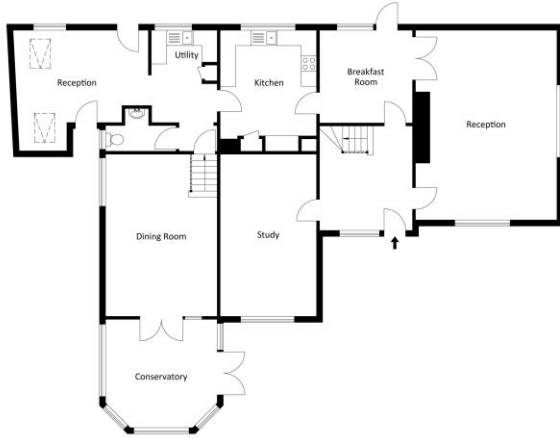








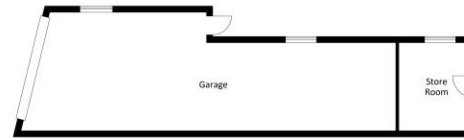
15 Sunnyside Road, Clevedon
 Approx. Area 1474.1 Sq.Ft - 136.9 Sq.M



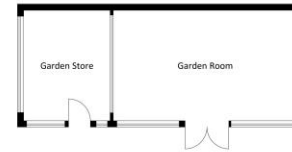
Ground Floor

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.

15 Sunnyside Road, Clevedon
 Approx. Area 1277.1 Sq.Ft - 118.7 Sq.M



Garage



Outbuilding



Second Floor

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15 Sunnyside Road, Clevedon
 Approx. Area 1096.6 Sq.Ft - 101.9 Sq.M



First Floor

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Detached House



Freehold



4



Outside Space



2



G



5

EPC

D



Central Heating



Double Garage & 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 particulars, 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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