



Highways, 33 Edward Road, Clevedon, BS21 7DS  
**£1,000,000**

Steven  
*Smith*



Situated in a highly desirable Upper Clevedon position, this beautifully presented detached property will make the perfect family home. Offering spacious, light and airy accommodation over three levels, Highways boasts a layout which will work exceptionally well to meet the demands of modern living with ample space to relax, unwind, entertain and simply enjoy time well spent with family and friends. To the ground floor, there is a welcoming lounge with fireplace and bifold doors opening onto the gardens, separate dining room which could be utilised as a second sitting room or family room, if required and a very spacious kitchen/diner, with ample space for cooking, dinner parties and family mealtimes. In addition, this floor offers a useful study for those who work from home, a downstairs shower room and separate utility. To the first floor, an impressive master suite provides ample fitted storage together with a modern en suite. There are a further three well proportioned bedrooms on this level together with a beautifully fitted bathroom, complete with bath and separate shower. Completing the accommodation, the third floor offers a further bedroom and separate shower room, making this a great space for a teenager or guest. Highways sits within lovely grounds where there is generous

parking to the front together with access to the single garage. At the rear, the fully enclosed garden has a well tended level lawn and patio which will enjoy a good amount of sunshine and there is additional storage available in the shed. Edward Road is an ever popular location, enjoying good access to well regarded schools, picturesque coastal walks and the fabulous shopping and dining facilities along Clevedon's Hill Road and Sea Front. This truly special home must be viewed to appreciate its very many charms!

**Accommodation (all measurements approximate)**  
**GROUND FLOOR**

Impressive stained glass front door with matching side panels opens to:

**The Hallway**

A lovely light and airy space with dog leg staircase to first floor, picture rail, stained glass window to side. Built in cupboard for shoes and coats and understairs cupboard.

**Shower Room**

Beautifully fitted with a three piece white suite of WC with concealed cistern, wash hand basin set into vanity unit with storage below, king size shower cubicle with mains shower, partially tiled walls, tiled floor, chrome ladder radiator, obscure window, spotlights.

**Sitting Room 22' 5" x 11' 11" (6.83m x 3.63m)**

An open fireplace takes centre stage, picture rails, bi-folding doors connecting the space beautifully with the rear garden, door to office.

**Study 9' 7" x 4' 4" (2.92m x 1.32m)**

Measurements exclude a built in floor to ceiling cupboard. Wood effect floor, spotlights, window overlooking the rear garden.

**Kitchen/Diner 16'9" max 11'4" min x 14'7" max 9'3" min**

Beautifully fitted with a comprehensive range of wall and base units with granite work surfaces, ceramic sink, gas and electric cooker point for double/rangemaster with contemporary extractor hood, integrated dishwasher, space for an American style fridge/freezer. Tiled splashback, tiled floor, stable door to front, window overlooking the rear garden, spotlights. The kitchen leads directly to the

**Utility Room 11' 5" x 4' 6" (3.48m x 1.37m)**

Fitted with the range of wall and base units with granite work surfaces incorporating a sink with drainer, plumbing for washing machine, space for tumble dryer, built in microwave, window and door to rear garden, tiled splashbacks, tiled floor. The boiler is housed in a floor to ceiling cupboard.

**Dining Room/Lounge 13' 9" into bay x 11' 11" (4.19m into bay x 3.63m)**

A lovely bay window looks out onto the front drive and garden, picture rail.

**FIRST FLOOR**

**Landing.** Obscure window, stairs to second floor.

**Master Bedroom 15' 5" x 11' 11" (4.70m x 3.63m)**

Measurements exclude his and hers walk in wardrobes. Picture rail, window overlooking the lovely rear garden.

**En-Suite**

Immaculate three piece white suite with WC with concealed cistern, washhand basin with storage below, king size shower cubicle with shower, partially tiled walls, tiled floor, chrome ladder radiator, obscure window, spotlights, extractor fan.

**Bedroom 2 14' 7" into bay x 11' 11" (4.44m into bay x 3.63m)**

A lovely bay window looks over the front garden and onto Edward Road, picture rail.

**Bedroom 3 11' 1" x 9' 11" (3.38m x 3.02m)**

Window overlooking the rear garden, picture rail.

**Bedroom 4 11' 3" x 6' 11" (3.43m x 2.11m)**

Window looking over the front garden back over Edward Road, picture rail.

**Bathroom**

Beautifully fitted with a four piece white suite of WC, contemporary floating washhand basin with drawer storage below, bath and separate shower cubicle with mains shower, partially tiled walls, tiled floor, chrome ladder radiator, obscure window, spotlights, extractor fan.

**SECOND FLOOR**

**Landing.** Obscure window, access to eaves storage.

**Bedroom 5 15' 5" x 9' 11" (4.70m x 3.02m)**

NB. Measurements are floor space due to some restricted heights due to the pitch of the roof. Measurements exclude eaves storage. Window providing a beautiful outlook over the rear garden towards the Bristol Channel and the Welsh coastline in the far distance.

**Shower Room**

Three piece white suite of WC with concealed cistern, washhand basin with storage below, shower cubicle with Mira Sport electric shower, fully tiled walls, skylights, chrome ladder radiator.

**OUTSIDE**

From Edward Road a pedestrian wrought iron pillared gate opens to the front with an inprinted concrete pathway leading to the impressive arched porch leading to the front door, a second set of wrought iron double gates open to the inprinted

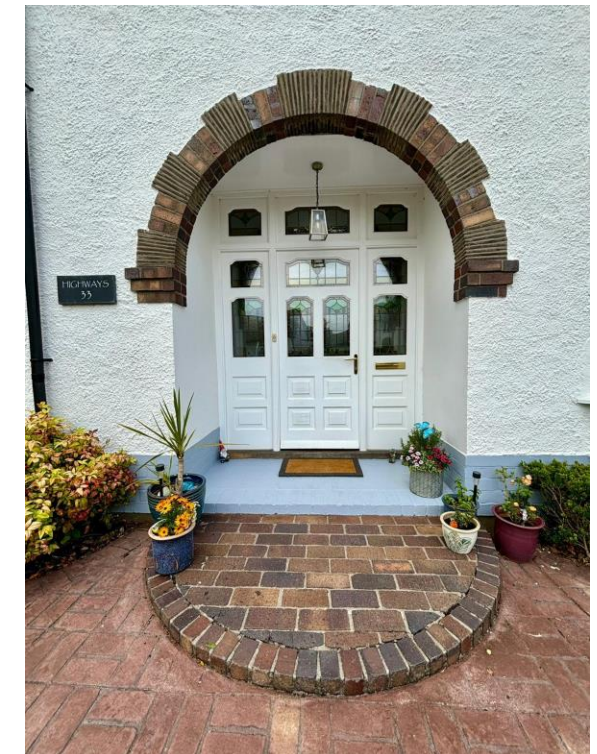
concrete driveway with off road parking for three cars and leads to the garage.

**Rear Garden**

Immediately outside of the property is an Indian sandstone patio with four steps descending to the level lawn with beautifully established shrubs and perennials to borders. At the rear of the garden there is a greenhouse and small summer house. These gardens will also enjoy plenty of the summer sun. From the garden there is also a personal door to:

**Garage 20' 10" x 8' 5" (6.35m x 2.56m)**

With automatic up and over door, power and light.





33 Edward Road, Clevedon  
 Approx. Area 1173.50 Sq.Ft - 109.0 Sq.M  
 (Total Area Includes Garage)

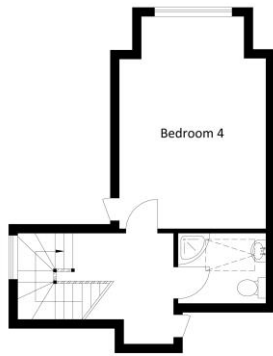


Ground Floor

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.

33 Edward Road, Clevedon  
 Approx. Area 256.40 Sq.Ft - 23.80 Sq.M

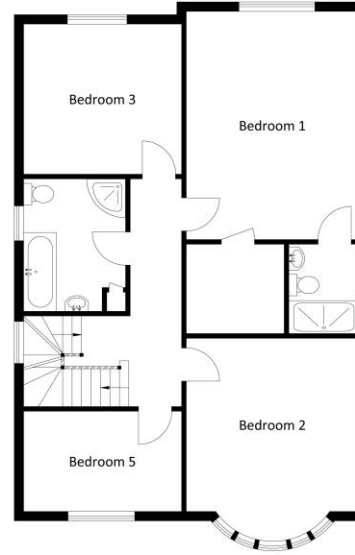


Second Floor

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33 Edward Road, Clevedon  
 Approx. Area 810.90 Sq.Ft - 75.30 Sq.M



First Floor

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Detached House



Freehold



5



Garden



3



F



2

**EPC**

D



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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