



2 Stallings Close, Claverham, BS49 4GE
£582,500

Steven
Smith

Thoughtfully designed and expertly constructed by highly regarded developers Newland Homes approximately 18 months ago, this impressive detached home, built to the popular Prestbury design, forms part of the Court de Wyck development in the charming village of Claverham. With a beautiful countryside setting, these attractive properties sit well in their landscape and with their "climate considerate" design present a very desirable opportunity for today's perspective buyers. Offering stylish accommodation filled with natural light, there is a luxurious feel throughout and a practical layout, ideal for the modern lifestyle. Set over two levels, the ground floor provides a welcoming sitting room and a beautifully fitted open plan kitchen/dining room with ample space for cooking, entertaining and family mealtimes. Leading from the dining area is a stunning sun room, providing the perfect place to curl up with a good book whilst enjoying the peace and tranquillity of the garden beyond. For added convenience, there is a separate utility and downstairs cloakroom. To the first floor, the four well proportioned bedrooms all enjoy a bright and airy feel, with the master bedroom also benefitting from fitted wardrobes and an en suite shower room. A boutique style family bathroom completes the accommodation. Outside,

the neatly tended front gives access to ample parking and the garage, ideal for those additional storage needs. To the rear, the garden is laid mainly to artificial lawn with a patio area leading from the house providing a tranquil spot to enjoy some summer sun. Claverham is an ever popular village in between the bustling town of Weston super Mare and the vibrant city of Bristol. The village itself boasts its own highly regarded primary school as well as a local store and takeaway. The neighbouring village of Yatton and nearby town of Clevedon are well served with larger shops, supermarkets and leisure amenities with excellent transport links also available. With style, space and quality in abundance, an opportunity to view this delightful home should not be missed!

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to:

The Hallway

Stairs to first floor, understairs cupboard, Amtico floor.

Cloakroom

Villeroy and Boch suite of WC, corner washhand basin with tiled splashback, Amtico floor, window, extractor fan.

Sitting Room 17' 0" x 13' 9" (5.18m x 4.19m)

A light and airy dual aspect room with window to front and second window to side. Three tv points.

Open Plan Living

Kitchen Area 17' 0" x 12' 6" (5.18m x 3.81m)

Beautifully fitted with a comprehensive range of shaker style wall and base units with silestone worktop incorporating a sink with drainer and contemporary tap. Integrated appliances to include NEFF oven with a dual slide and hide oven and microwave above, Zanussi fridge/freezer, full size dishwasher, five ring induction hob with contemporary extractor hood. Breakfast bar, window overlooking the drive, spotlights. Amtico floor flows through into:

Dining Area 11' 9" x 11' 3" (3.58m x 3.43m)

With window to side, spotlights. With Amtico flooring flowing through into:

Sun Room 13' 4" x 8' 9" (4.06m x 2.66m)

Such a lovely light and airy space with floor to ceiling windows and french doors connecting this room to the rear garden. Spotlights.



Utility Room 8' 1" x 5' 5" (2.46m x 1.65m)

Fitted with the same range of wall and base units as the kitchen with silestone worktops integrating a sink with drainer and contemporary tap. Plumbing for washing machine and space for tumble dryer, access to the Vaillant gas fired combination boiler. Amtico floor, door to side.

FIRST FLOOR

Landing. Access to loft space, window to side. Two storage cupboards.

Bedroom 1 14' 11" x 9' 11" (4.54m x 3.02m)

Measurements include the en-suite and exclude a run of mirror fronted wardrobes. Window to side.

En-Suite

Beautifully fitted with a Villeroy and Boch three piece suite of WC, washhand basin, king size shower cubicle with mains shower, obscure window, chrome ladder radiator, partially tiled walls, tiled floor, spotlights.

Bedroom 2 14' 11" x 8' 5" (4.54m x 2.56m)

Measurements exclude a small recess area ideal with a freestanding wardrobe. Window overlooking the rear garden.

Bedroom 3 11' 8" x 9' 9" (3.55m x 2.97m)

A dual aspect room with window to side and window to front.

Bedroom 4 10' 1" x 9' 0" (3.07m x 2.74m)

Window to front.

Bathroom

Three piece Villeroy and Boch white suite of WC, washhand basin, bath with mains shower and glass shower screen door, partially tiled walls, tiled floor, obscure window, chrome ladder radiator, extractor fan, spotlights.

OUTSIDE

From Stallings Close a block paved driveway extends down the side of the property providing off road parking for three cars. The front garden has been laid to artificial lawn with pretty borders. To the right hand side of the property there is a second door giving immediate access to the utility room. There is a contemporary picket fence also down the side of the property. Access to the rear garden can be gained via a lockable gate from the driveway.

The Rear Garden

Immediately outside of the french doors from the sun room is a patio which extends to an area of artificial lawn, the garden is bound by a beautiful brick wall

and there is also access to a garden shed. This is a garden which is great for entertaining during those lovely summer evenings. Outside water tap. Electric point. A personal door opens to:

Garage 23' 0" x 9' 11" (7.01m x 3.02m)

A longer than average garage and slightly wider with power and light and potential loft storage.



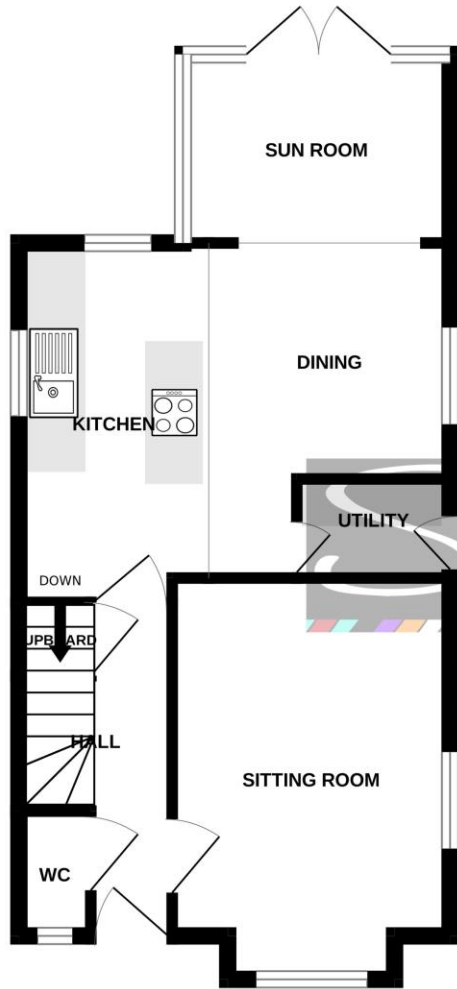






GROUND FLOOR

1ST FLOOR



Detached House



Freehold



4



Garden



2



F



2

EPC A



Gas Central Heating



Garage and Parking

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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