



12 Castle Road, Clevedon, BS21 7DE  
**£895,000**

Steven  
*Smith*





Occupying a highly desirable position within the Walton St Mary area of Clevedon, this modern detached home is simply perfect for a family and is certain to be of great appeal. Offering incredibly flexible and spacious accommodation, the property comprises of front to back lounge and a beautifully fitted open plan kitchen/dining room, great for the keen cook and perfect both for entertaining and less formal family mealtimes. The ground floor also benefits from two additional reception rooms currently used as a home office and playroom. A practical cloakroom and utility completes the accommodation on this level. This provides the perfect opportunity for those working from home and also those with a young family to benefit from their own usable space. On the first floor, there are four well proportioned bedrooms, the master of which is en suite and a beautifully fitted family bathroom. Throughout, the presentation enjoys a light and airy feel with a great many contemporary touches. Outside, the property enjoys an attractive front with ample off street parking and borders with a pretty copper beech tree taking centre stage. To the rear, a generous south facing garden offers a raised deck, an attractive covered verandah, lawn and an abundance of mature planting. This is a super spot in which to make the most of

those long summer days. Castle Road is an ever popular location providing easy access to Clevedon Golf Course and to picturesque coastal walks at Ladye Bay with Clevedon Sea Front and the delights of shopping and dining on Hill Road just a short distance further. Homes of this quality are in high demand an early viewing is recommended.

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

#### **GROUND FLOOR**

Front door opens to:

#### **Reception Hall**

Stairs to first floor, spotlights, wood effect floor, shoe bench with coat hanging.

#### **Cloakroom**

Beautifully fitted with a WC with concealed cistern, contemporary washhand basin with storage below, partially tiled walls, tiled effect floor, obscure window.

From the reception hall a door opens to:

#### **Kitchen/Diner 20'1" max 13'3" min x 19'1" max 9'1" min**

An incredible open space with a high end kitchen consisting of shaker style wall and base units with granite working surfaces, composite sink, tiled splashbacks, double

electric oven, five ring gas hob with concealed extractor hood. Integrated dishwasher and separate larder fridge and freezer. Breakfast bar. Window with plantation shutters to front and sliding patio door to rear garden. Spotlights. Wood effect floor flowing through into the dining area with window overlooking the rear garden and further spotlights. Contemporary pocket doors open through to:

#### **Living Room 20'1" x 11' 11" (6.12m x 3.63m)**

A lovely entertaining space with window and plantation shutter to front and french doors opening to the rear garden. Door opens to:

#### **Home Office 15' 0" x 7' 7" (4.57m x 2.31m)**

A very useful space and currently being used as a home office with window and stable door to rear garden. Wood effect floor. Door opens to:

#### **Play Room 8' 6" x 8' 5" (2.59m x 2.56m)**

Window looking out onto Castle Road.

#### **Utility Space 6' 11" x 4' 5" (2.11m x 1.35m)**

Fitted with base units, working surface, Belfast sink and one wall cupboard. Plumbing for washing machine and space for tumble dryer above. Tiled effect floor, partially tiled walls.

## FIRST FLOOR

**Landing.** A light and airy space with window and plantation shutter to front, access to loft space.

### **Bedroom 1 19'2" max 15'11" min x 10'4" max 8'9" min**

A lovely master suite with window and plantation shutter looking out onto Castle Road. The sleeping area then extends through into the dressing area where there are built in wardrobes, spotlighting. Access to loft space.

### **En-Suite**

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

### **Bedroom 2 21'1" x 9'2" max 8'8" min**

A great second bedroom with two windows overlooking the rear garden. The sleeping area extends through to an area which could be used either as a dressing area or would be ideal as a study area for a teenager.

### **Bedroom 3 11' 3" x 10' 2" (3.43m x 3.10m)**

Window with plantation shutter looking out over the front.

### **Bedroom 4 10' 2" x 8' 4" (3.10m x 2.54m)**

Measurements exclude a recess area ideal for freestanding wardrobes. Window overlooking the rear garden.

## **Family Bathroom**

White suite of WC with concealed cistern, washhand basin set into vanity with storage below. Bath with mains shower and glass shower screen door, partially tiled walls, tiled effect floor, chrome ladder radiator, access to the airing cupboard housing the Baxi gas fired combination boiler and providing storage for towels and bedding etc.

## **OUTSIDE**

From Castle Road a driveway extends down the left hand side of the property and the front area has been laid to stone shingle providing ample off road parking. There is a shingle area with small shrubs and a fabulous Copper Beech tree. There is then a contemporary composite deck giving access to the front door. To the right hand side of the property a lockable gate gives access to:

## **The Rear Garden**

Number 12 Castle Road certainly has a beautifully presented rear garden and immediately outside of the property is a covered composite deck which is a great place for outdoor entertaining. There is a stone shingle area with further access to a workshop and one step rises to a level lawn with beautifully established raised borders consisting of perennials, shrubs and small trees and fish pond. This garden certainly will attract the keenest of gardeners. Outside power and light, water tap.









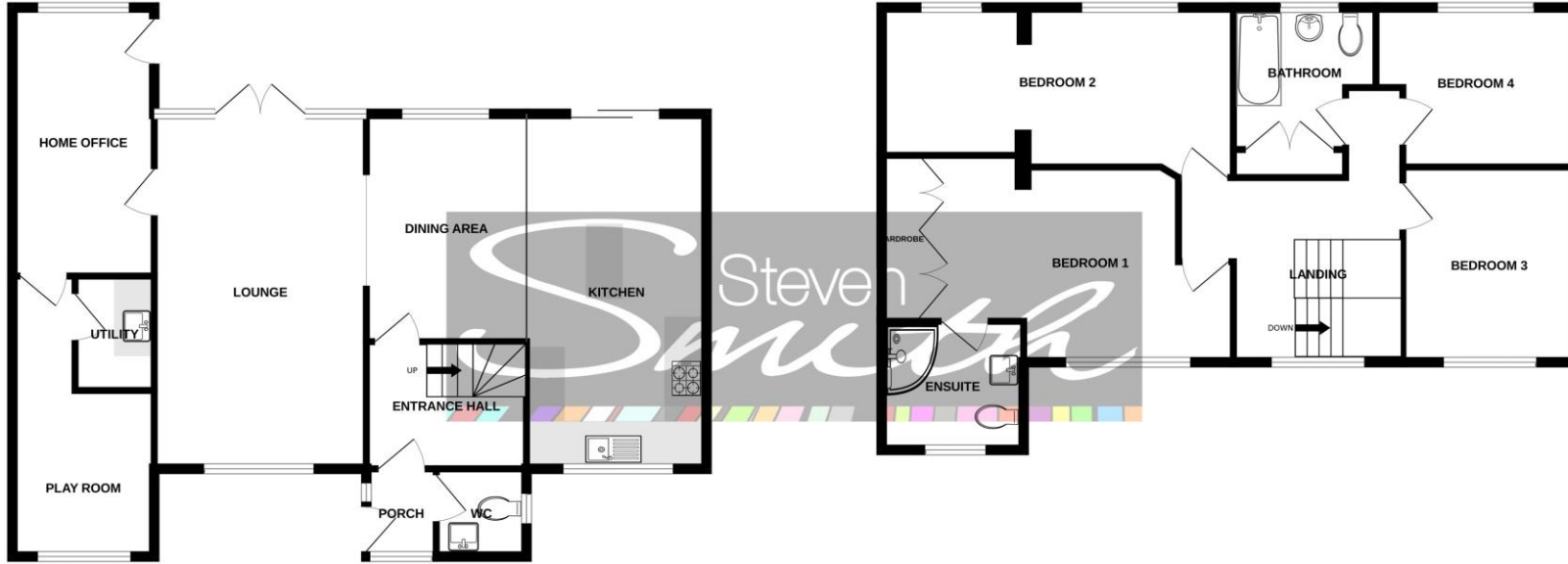






GROUND FLOOR

1ST FLOOR



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

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