



Hillcrest, 15 Walton Road, Clevedon, BS21 6AE

OIRO £1,450,000

Steven
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Welcome to Hillcrest, an exceptional 6 bedroom detached family home, perfectly situated in the charming coastal town of Clevedon. Offering spacious living areas, contemporary design, and the added benefit of a self contained annex, this property is ideal for multigenerational living or those seeking a versatile space for guests, home office, or rental income. Each room is generously sized, filled with natural light, and offers flexibility for various configurations. The state of the art kitchen is the heart of the home, with high end appliances, sleek countertops, and ample storage. Enjoy family time or entertaining guests in one of the elegant reception rooms. The property boasts landscaped gardens, offering a peaceful retreat for outdoor relaxation or entertaining. A driveway and a garage provide secure parking for multiple vehicles. Located in Clevedon, a picturesque town known for its Victorian pier, excellent schools, and convenient access to Bristol and the M5, this house offers the perfect combination of modern living, space, and convenience in a prime location. Whether you're looking for a spacious family home or a property with flexible living options, this is a must view!

Accommodation (all measurements approximate)

GROUND FLOOR

Quickstep vinyl flooring, designer vertical radiator and undertairs cupboard with light and socket.

Snug 13' 11" x 13' 0" (4.24m x 3.96m)

Designer vertical radiator, wooden shutter blinds (recently fitted), window seat and storage.

Home Office 9' 10" x 9' 9" (2.99m x 2.97m)

Quickstep vinyl flooring, wooden shutter blinds (recently fitted).

Open Plan Kitchen/Living/Family Room 31' 4" max x 27' 11" max (9.54m max x 8.50m max)

Quickstep vinyl flooring, underfloor heating, bar area. Voice activated and app controlled lights, automatic velux windows. Sheraton kitchen, Quartz worktops, large kitchen island with sink, Quooker instant hot water tap, Range cooker, two built in NEFF cookers, built in dishwasher, plenty of kitchen cupboards with light underneath, large larder corner cupboard. Area for large dining table, balcony with bi-fold doors, views across garden, pretty trees and over to the woods, stairs down to the games room.

Pantry

Quickstep vinyl flooring, sink, cupboards and shelves, room for freezers.

Shower Room/Utility

Quickstep vinyl flooring, toilet, shower, plumbing for washing machine, condenser tumble dryer, cupboard for storage.

Boot Room

Window, door to rear garden and door into garage.

Integral Garage 21' 8" x 11' 4" (6.60m x 3.45m)

Automatic roller doors, access to boiler room and annexe. Door to annexe can be locked if renting out.

LOWER GROUND FLOOR

The Games Room 31' 3" x 12' 7" (9.52m x 3.83m)

Vinyl flooring, bi-fold doors to patio.

FIRST FLOOR

Landing.

Bedroom 1 14' 0" x 11' 9" (4.26m x 3.58m)

Dual aspect room with window to side and window overlooking the rear garden.

Bedroom 2 14' 0" x 12' 11" (4.26m x 3.93m)

A bay window looks out onto Walton Road, second window to side.

Bedroom 3 15' 10" x 9' 10" (4.82m x 2.99m)

Measurements include the en-suite. Window to front.

En-Suite

Three piece white suite of WC, washhand basin, shower cubicle with mains shower, spotlights, extractor fan.



Bedroom 4 12'2" max 8'9" min x 9'11"
(3.71m max 2.66m min x (3.02m min))

Recess area ideal with freestanding wardrobes. Window overlooking the rear garden.

Bedroom 5 8' 0" x 6' 3" (2.44m x 1.90m)

Window to front.

Family Bathroom

Beautifully fitted with a four piece suite of WC, contemporary washhand basin with drawer storage below, corner bath and separate king size shower cubicle. Partially tiled walls, two obscure windows, spotlights, chrome ladder radiator.

SECOND FLOOR
Landing.

The Master Suite

Bedroom 15' 11" x 9' 9" (4.85m x 2.97m)

Under eaves storage, voice activated/app controlled lights.

Dressing Area 12' 8" x 9' 5" (3.86m x 2.87m)

A great space with a skylight, shelving and hanging facilities, two spotlights.

En-Suite

Exquisitely fitted with a WC, contemporary washhand basin and impressive walk in

shower. Fully tiled walls and floor, ladder radiator, skylights, spotlights.

THE ANNEXE 26'7" x 14'6" max 10'8" min
(8.10m x 4.42m max 3.25m min)

Balcony, built in cupboard/wardrobe, sleeping area, kitchen area with built in cooker and dishwasher, en-suite with shower and toilet, side door into annexe from the outside.

OUTSIDE

Block paved driveway with parking for four cars.

Rear Garden

Summerhouse/gym, folding doors, radiator, toilet and sink, outside kitchen, electric sockets, hot and cold water, removable serving hatch. Garden room, two sets of folding doors. Large porcelain tiled patio, raised artificial grass area, oak sleepers, fenced vegetable patch, large grassed area, sunken trampoline, electric sockets and water taps, apple tree with treehouse.

Home Gym 17' 8" x 11' 9" (5.38m x 3.58m)

Outside Entertainment Room 28' 3" x 12' 1"
(8.60m x 3.68m)

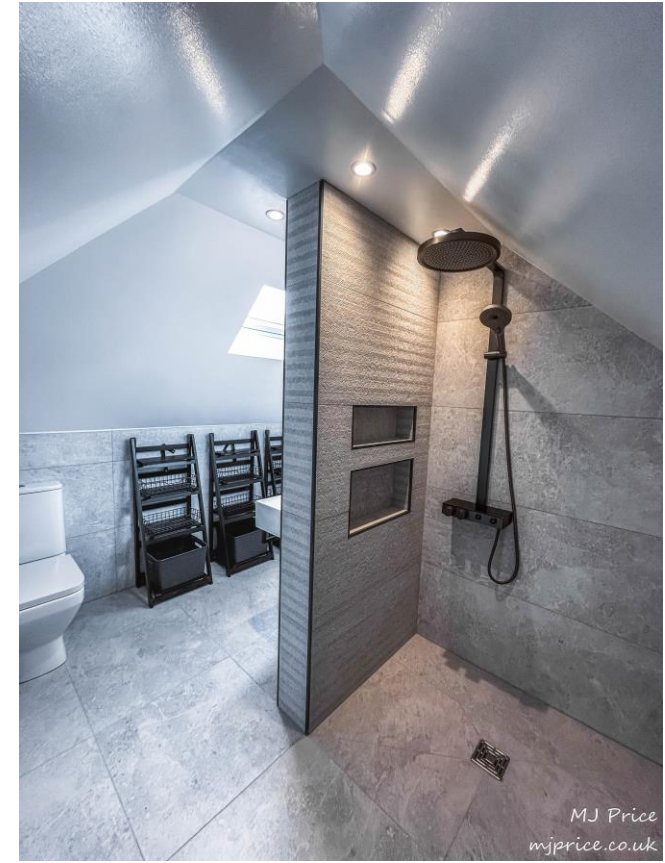




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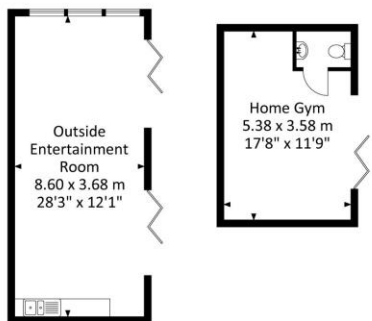






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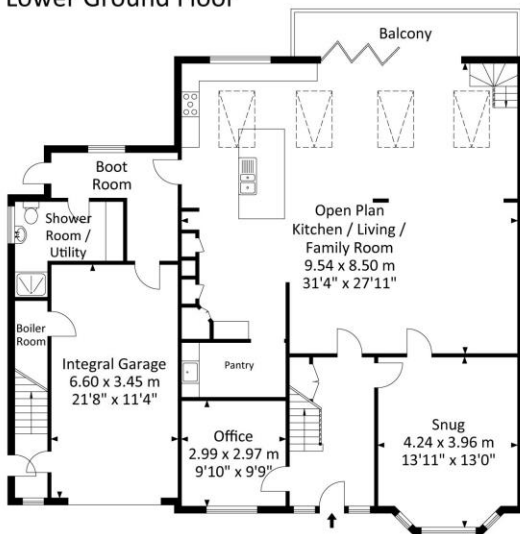
Approx. Area 4,744.70 Sq.Ft - 440.80 Sq.M



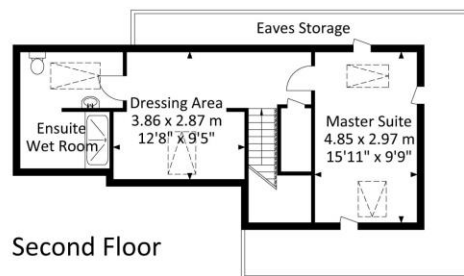
Outbuildings



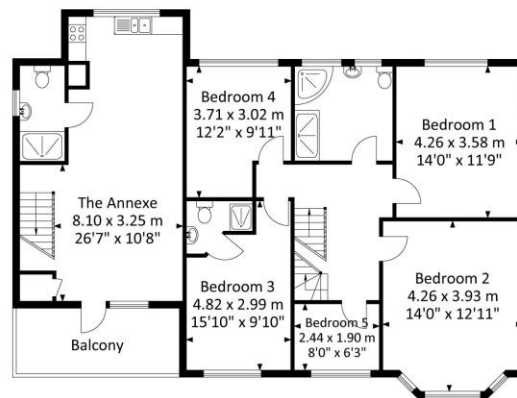
Lower Ground Floor



Ground Floor



Second Floor



First Floor



House



Freehold



6



Outside Space



4



E



3

EPC C



Heating



Parking

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 particulars. They may be available by separate negotiation. Any services, heating systems, appliances or fittings 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.

MJ Price

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