



Hillcrest, 15 Walton Road, Clevedon, BS21 6AE  
**£1,295,000**

Steven  
*Smith*





Welcome to Hillcrest, a recently extended 6 bedroom family home with self contained annex and master suite floor. More than doubling the original footprint to offer a versatile and flexible family home or multigenerational living. This contemporary designed home boasts many rooms all generously sized and filled with natural light. The state of the art kitchen has all the gadgets you would expect with doors opening on to a balcony for those summer evenings entertaining. There's even a covered outdoors kitchen and dining area so you can plan a barbecue regardless of the unpredictable British weather. The large fully enclosed rear garden gives security for children or pets. A driveway and garage provides secure parking for multiple vehicles.

Located in the popular Swiss valley part of Clevedon with a "village" primary and comprehensive schools nearby. You could also visit the local family pub or pick up a pint of milk from M&S within a few minutes. Alternatively you can take a ten minute flat walk and you are in the heart of Clevedon town.

For those who wish for complementary living with easy access to Bristol, the M5 or trains, this is a must to view and entertain your friends in style.

### **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)**





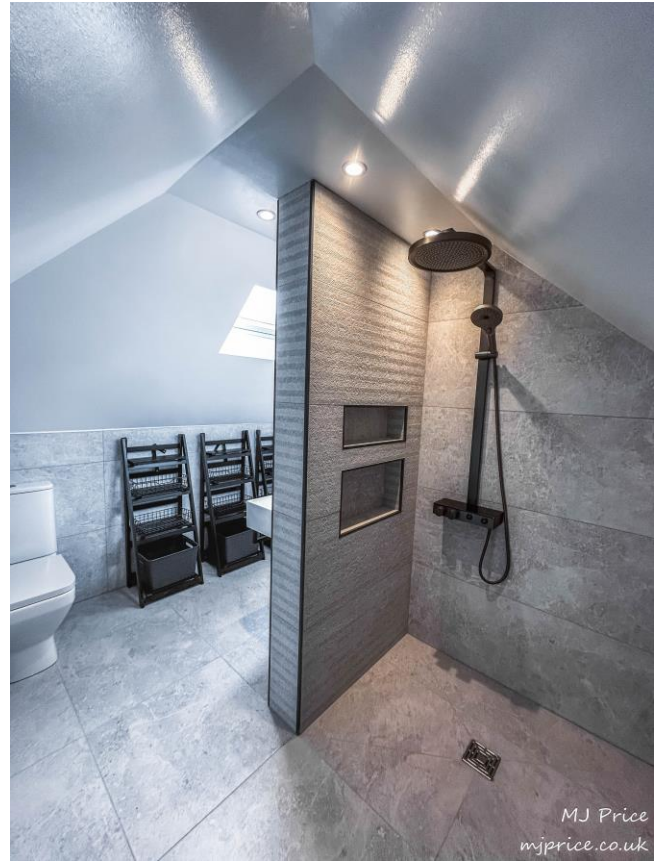


MJ Price  
mjprice.co.uk



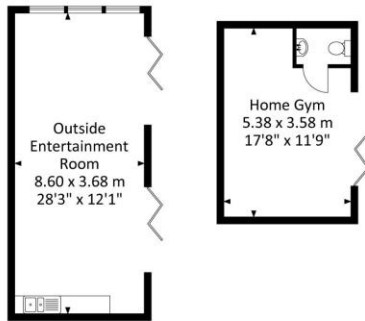






# 15 Walton Road, Clevedon

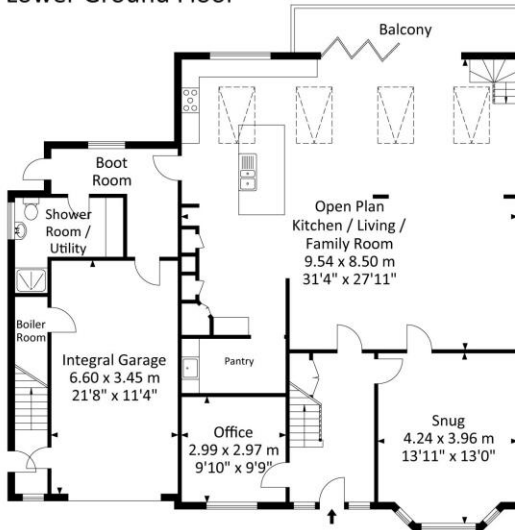
Approx. Area 4,744.70 Sq.Ft - 440.80 Sq.M



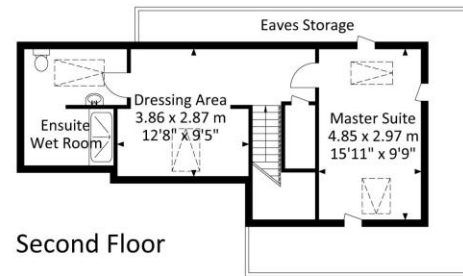
Outbuildings



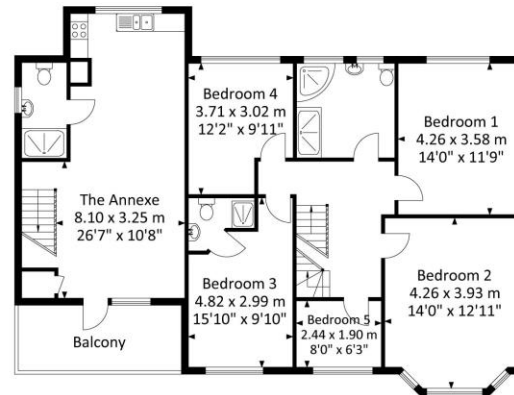
Lower Ground Floor



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 particular, 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*

A: 12 The Triangle, Clevedon, North Somerset BS21 6NG  
T: 01275 877771 W: [stevensmithhomes.co.uk](http://stevensmithhomes.co.uk)  
E: [steven@stevensmithhomes.co.uk](mailto:steven@stevensmithhomes.co.uk) FB: @stevensmithhomes

Steven Smith Town & Country Estate Agents Ltd. Registered Address: 12 The Triangle, Clevedon, North Somerset BS21 6NG. Registration Number: 7177353. Registered in England & Wales

