



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

Steven  
*Smuth*





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 boast 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)**

As you drive into 15 Walton Road you will notice the newly laid block paving to match the "on trend" anthracite detailing of the house. The recently installed uPVC entrance door with windows either side to let light into the hallway. Once inside you will see that the majority of the ground floor has Quickstep hard wearing flooring to give a seamless transition between the rooms.

### **The Hallway**

Has a vertical radiator and cupboards under the stairs (with the benefit of lighting and electric sockets) and the Hive radiator control panel.

To your left is the:

### **Office 9' 10" x 9' 9" (2.99m x 2.97m)**

With newly installed wooden shutter blinds to give light and privacy.

Continuing down the hallway the:

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

is on your right. This is your quiet area to escape too, carpeted to give a warm feeling. With matching wooden blinds to the office and a useful window seat with storage and a vertical radiator.

At the end of the hallway the house really opens up to the:

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

To your left is the bar area and to the right is the Family area where you can relax and still be part of the conversation whilst the meals are being prepared. Carry on further and on your left is the large Sheraton kitchen with an impressive island, and all covered with quartz worktops. A range cooker and two built in NEFF cookers mean you will never have to juggle cooking a large family meal and the built in dishwasher and Quooker tap just makes it that bit easier. You will never be short of space with the numerous cupboards for all your pots and pans and ingredients. By the side of the kitchen is the dining area, large enough for large family meals and you can fully open the folding doors onto the balcony to give views across the garden to the woods whilst entertaining.

### **Pantry**

Is off the kitchen with ample space for multiple freezers and a separate sink and even more cupboards.

The open plan area benefits from underfloor heating controlled by its own Hive control panel, zoned voice/app controlled lighting and automatic Velux windows (when it rains they close automatically).

Tucked away in the corner are the stairs to the:

### **Lower Ground Floor Games Room 31' 3" x 12' 7" (9.52m x 3.83m)**

With hard wearing vinyl tile flooring and fully opening folding doors onto the porcelain patio area.

Back up from the Kitchen a door leads to the:

### **Boot Room**

Where you can store those wet items after spending time in the garden. As you would expect there is waterproof vinyl flooring in this area and the adjoining room. From this room there are the doors out to the garden and another to the:

### **Utility/Shower Room**

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

From the Boot room there is a lockable door to the:

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

Where the newly installed boiler (under the stairs to the annex) is installed and the Wifi NET for the whole house is located. The garage roller blinds are insulated and automatically activated and another lockable door leading to the:

## Annexe

Opposite the annexe garage door is the external door for the annexe with internal stairs to the first floor. The annexe has a balcony, with space for a table and chairs, overlooking the front of the house with a built-in cupboard and sleeping area. Overlooking the rear garden the annexe has a kitchen area with built-in cooker and dishwasher and to the side there is an en-suite consisting of a shower, WC and hand basin. Ideal for independent living or possibly an income source.

Going back to the hallway, the stairs lead to the first floor and landing, all with newly laid carpets. All the first floor bedrooms and family bathroom lead off from the landing.

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

Has a dual aspect with a window to the side and one overlooking the rear garden. Large enough for a super king size bed and cupboards. Two bedside lights and four sockets so that you can charge your electrical gadgets overnight.

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

Is another large room with dual aspect windows to the side and front. Continuing the bay window from the ground floor into this bright bedroom.

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

Is the ideal bedroom for the teenager or older family member as it includes an en-suite and a window to the front. The en-suite includes WC, hand basin and mains shower cubicle.

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

Window overlooking the back garden and a recess ideal for a free standing wardrobe.

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

Window to the front, currently being used as the family linen room.

## Family Bathroom

Is beautifully fitted with a four piece suite of contemporary WC, hand basin with drawer storage below, corner bath and separate king size shower cubicle. Partially tiled walls, two obscure windows to the rear, spotlights and chrome ladder radiator. From the landing you continue up the second flight of stairs to the impressive:

## The Master Suite

Comprising the whole upper floor. Ideal for escaping and your own sanctuary with voice/app activated lighting and velux windows facing both the front and back of the house. At the top of the stairs you turn right where there is a walk in cupboard then carry on to the:

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

With plenty of under eaves storage, windows front and back and two bedside lights, electric sockets and a radiator. From the stairs turn left for the large:

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

with more under eaves storage, built-in shelves and two built-in open wardrobes with hanging rails and a window to the front. Carry on a bit further to the exquisitely fitted:

## En-Suite Wet Room

With a WC, contemporary wash basin and impressive walk in shower. All fully tiled walls and floor with a ladder radiator and window to the rear.

Going back down to the Boot room to access the back garden. You will see a raised herb bed before passing the:

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

With folding doors, radiator and its own WC and hand basin. To the right with joint access to the Games room is a porcelain patio next to a raised decking and artificial grass area, all bordered with oak sleepers. There's no need to wait until the grass has dried for children to still be able to play outside. You will then come across the:

## Outside Entertainment Room

With a polycarbonate roof to make it light and airy and two sets of folding doors. Split into two by a half wall and half stable door. The first area is the kitchen with a removable side serving hatch, solid worktop with a sink and hot and cold running water. The entertaining area is large enough to eat at a table even if the weather turns bad. Throughout both areas there are plenty of electric sockets.

Going further down the garden there is a fenced vegetable patch, a shaded pergola, mature plants and a sunken trampoline. One of the original orchard apple trees is at the bottom of the garden with yet more raised decking.

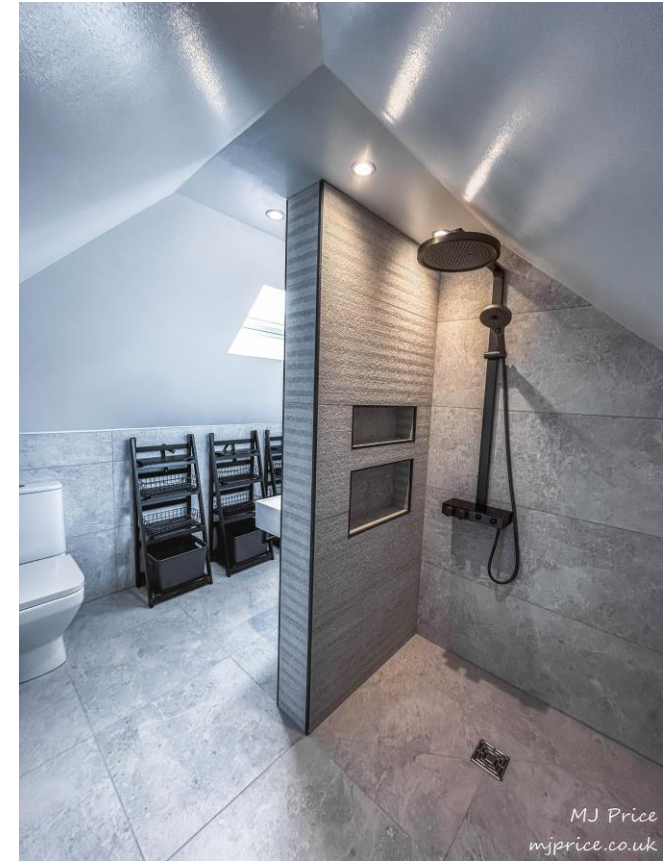
The current owners have changed what was a good house into an exceptional home to meet the needs of modern living with no expense spared and are only moving because of work commitments. No words or pictures can express what a gem of a house this is and is worth a speedy viewing.





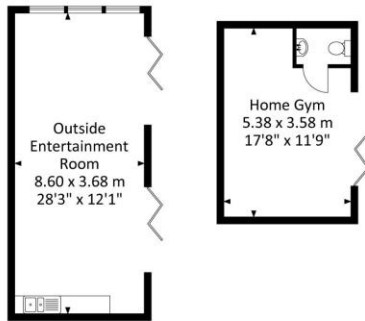






# 15 Walton Road, Clevedon

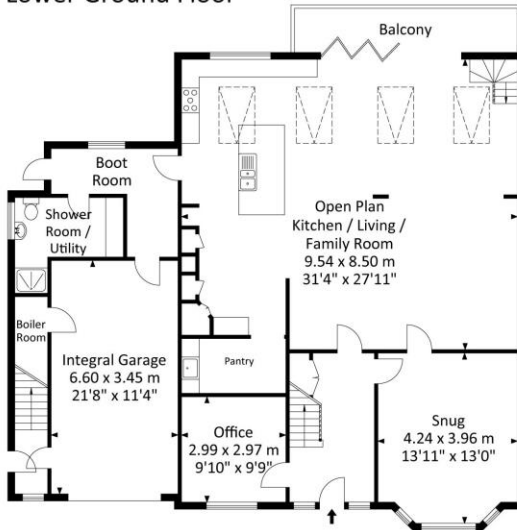
Approx. Area 4,744.70 Sq.Ft - 440.80 Sq.M



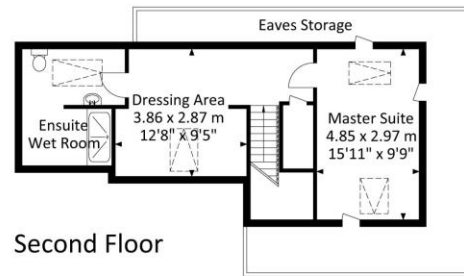
Outbuildings



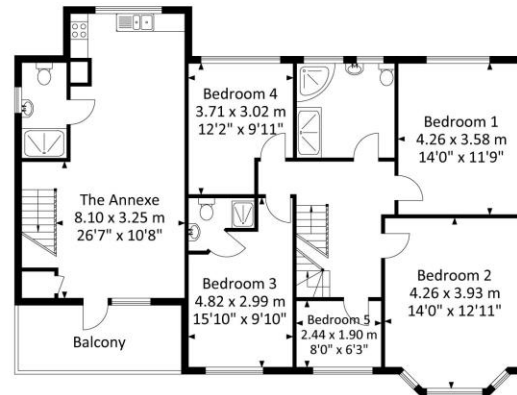
Lower Ground Floor



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 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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