



103 Old Park Road, Clevedon, BS21 7HT

£550,000

Steven
Smith



A true one off! This 3/4 bedroom detached bungalow has been beautifully modernised by the current owners and must be viewed to fully appreciate all it has to offer. Inside, the kitchen/diner is the hub of the property and connects so well with the sitting room. There is a state of the art shower room and a separate utility with a second wc. The gardens have been cleverly landscaped and there is also ample parking.

Accommodation (all measurements approximate)

Front door opens to hall with access to loft space, spotlights, wood effect flooring.

Sitting Room 17' 3" x 12' 0" (5.25m x 3.65m)

Measurements exclude the bay window. Spotlights, wood effect flooring with step down to:

Kitchen/Diner 28' 2" x 18' 10" (8.58m x 5.74m)

Such an impressive space.

Kitchen Area

A beautifully fitted kitchen with a range of high gloss fronted wall and base units with cutting edge working surfaces, sink, electric oven with four ring electric hob and contemporary extractor hood. Integrated dishwasher, space for American style fridge/freezer, tiled splashback, tiled effect floor, spotlights,

window to front, door to utility/WC. Wood effect flooring area ideal for a dining table and further seating with window to side and sliding patio door to the rear gardens.

Utility/WC 9' 1" x 5' 4" (2.77m x 1.62m)

Suite of WC, contemporary washhand basin with storage below, undercounter high gloss units with working surface, integrated washing machine, wood effect flooring.

Bedroom 1 12' 10" x 10' 0" (3.91m x 3.05m)

A lovely double bedroom with window looking out onto the front drive.

Bedroom 2 13'8" max 7'0" min x 10'2" max 7'5" min

Window to side and spotlights.

Bedroom 3 12'10" x 9'10" into bay max 6'11" min

Bay window looking out to front with further window.

Study/Nursery 6' 7" x 6' 2" (2.01m x 1.88m)

Currently being used as a home study. Skylight.

Shower Room

Beautifully fitted with a three piece white suite of WC set into vanity unit with storage below, WC with concealed cistern, king size shower cubicle with mains shower. Partially metro tiled walls, extractor fan, obscure window, spotlights.

OUTSIDE

From Old Park Road a tarmac driveway leads to the front of the property and provides parking for numerous cars. The driveway continues to the front door. Immediately outside of the house is an area of stone shingle ideal for freestanding pots etc. To the left hand side of the property there is a lockable gate which leads to:

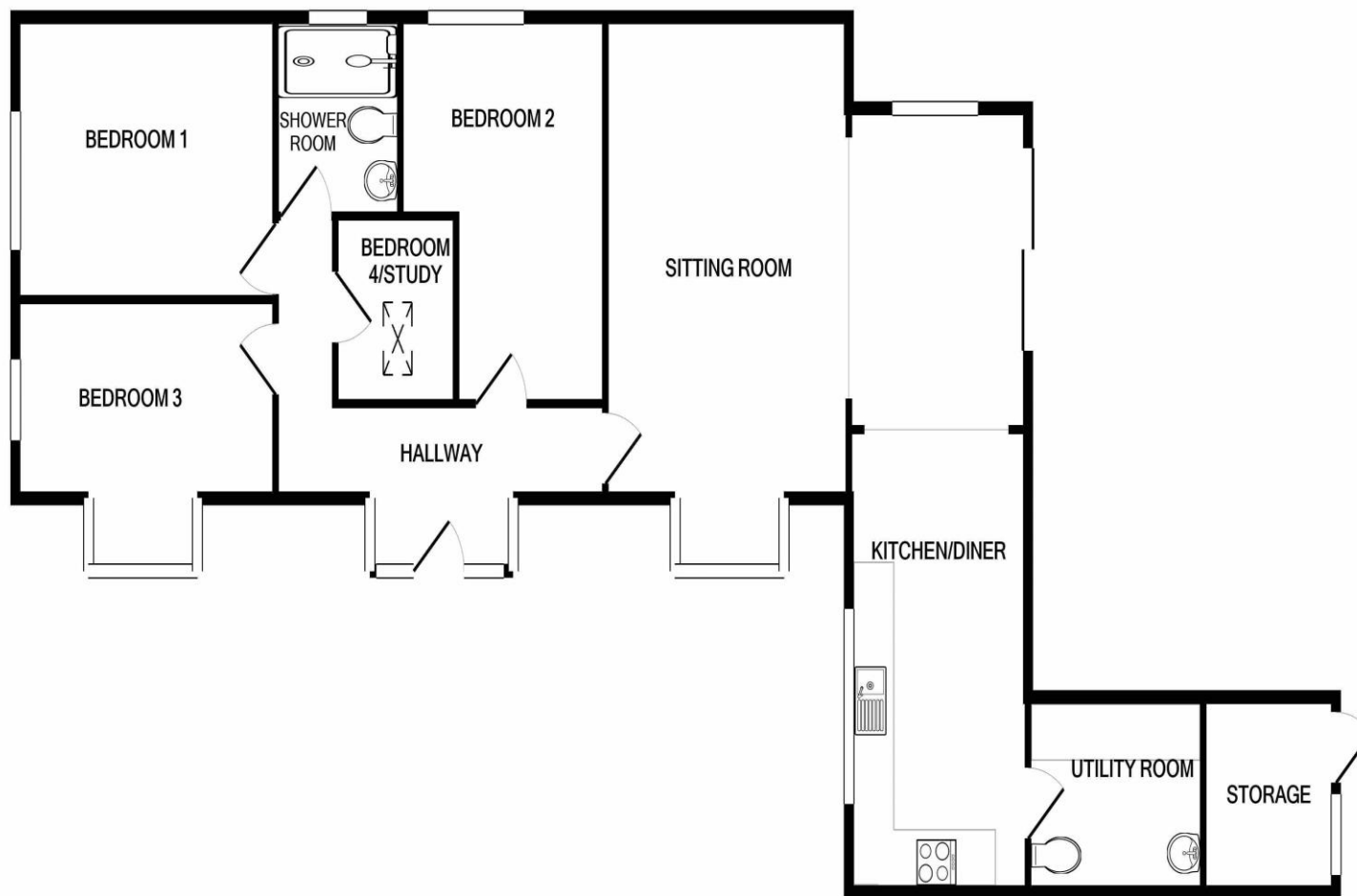
The Rear Garden

The current owners have in recent times had these re-landscaped and immediately outside of the property is an impressive decking area ideal for entertaining during those lovely summer days. Two steps descend to a level lawn with a pathway to the side which leads to the rear of the garden where there is a stone shingle area and at the far end a second raised deck which is perfect for a summerhouse etc. To the borders are shrubs. There is further access via a personal door to a useful storage area for garden utensils etc.









Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Bungalow



Freehold



4



Outside Space



1



E



2

EPC

D



Gas Central Heating



Parking



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.

A: 12 The Triangle, Clevedon, North Somerset BS21 6NG
T: 01275 877771 W: stevensmithhomes.co.uk
E: 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



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