



37 Queens Road, Clevedon, BS21 7TF
£675,000

Steven
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Always keenly sought and ever popular, this Victorian semi detached house offers all the space and elegance expected from a property of this era and so much more! With accommodation spanning three floors, each and every room is bright and airy, well proportioned and many offer wonderful character features such as original fireplaces, ceiling coving, picture rails and impressive bay windows. Comprising of a gracious drawing room, separate dining room, well equipped kitchen, utility and cloakroom on the ground floor, the first and second floors are host to a total of five well proportioned bedrooms, a luxurious en suite shower room to the master bedroom and a stylish family bathroom. The layout will work so well for families with ample space to enjoy. Outside, the front is bound by a natural stone wall which retains a neat lawned area and the rear, whilst compact, offers the perfect low maintenance spot to enjoy a morning coffee and a spot of sunshine. Being located within a mature position just above Clevedon Town Centre, all amenities are readily accessible with the delights of Clevedon Sea Front and Hill Road just a short walk further. Character homes of this quality always create strong interest and we recommend an early appointment to view.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door to entrance vestibule with the original Victorian mosaic tiled floor. Leading through to the:

Impressive Reception Hall

Large enough to act as a further reception room with a window on one side, staircase to first floor and ornate ceiling cornicing. Understairs cupboard.

Cloakroom

Suite comprising WC and washbasin, obscure window.

Drawing Room 17' 0" into bay x 15' 3" (5.18m x 4.64m)

Victorian open fireplace with a woodburning stove, a bay window looks out onto the front gardens, ornate ceiling cornicing and picture rail.

Dining Room 17' 0" into bay x 13' 10" (5.18m into bay x 4.21m)

An attractive bay window which looks out onto the rear gardens. Ornate ceiling cornicing and surrounding picture rail. An archway opens to:

Kitchen 14' 0" x 9' 10" max (4.26m x 2.99m max)

Fitted with a range of cream fronted base units and incorporating beechwood working surfaces which extend to a breakfast bar area, integrated appliances include an electric hob and Neff "slide and hide" oven, stainless steel extractor hood, one and half bowl ceramic sink, recessed display shelving.

Utility 12' 9" x 12' 4" (3.88m x 3.76m)

Fitted with a range of shaker style wall and base units incorporating a sink and wood effect working surfaces. Ceramic tiled floor, plumbing for washing machine and French doors which open out into the garden. There are two skylights and additional spot lighting. Access to the boiler cupboard with Vaillant gas fired boiler.

FIRST FLOOR

Half Landing leading to:

Bedroom 3 14' 3" x 10' 0" (4.34m x 3.05m)

Roof top views across the neighbouring properties. Ceiling cornicing and picture rail. Pretty Victorian fireplace.

Full Landing

Ceiling cornicing, stairs to second floor and leading to the following:



Bedroom 1 17' 0" x 15' 4" into bay (5.18m x 4.67m into bay)

An impressive room enjoying so much light and with roof top views across Clevedon towards the Mendips. Pretty Victorian style fireplace. Ceiling cornicing, picture rails.

En-Suite Shower Room

Suite comprising shower cubicle, WC, bidet and washbasin. Two double windows. Ceiling cornicing and picture rails.

Bedroom 2 16' 9" x 13' 10" into bay (5.10m x 4.21m into bay)

A light and airy room. Features include the bay window looking down onto the gardens with glimpses to the Mendip Hills. Ceiling cornicing, picture rail.

Family Bathroom

Suite comprising bath, corner shower, pedestal washbasin and WC. Two windows, ceiling cornicing and spot lighting.

SECOND FLOOR

Half Landing. With access to a boarded attic space.

Bedroom 5 14' 4" x 9' 3" (4.37m x 2.82m)

Window provides roof top views across part of Clevedon stretching out as far as the Mendip Hills.

Higher Landing

Sky light and leading to:

Bedroom 4 17' 6" x 14' 0" (5.33m x 4.26m)

Measurements include built in airing cupboard with lagged hot water cylinder. There is a velux window and window to side.

OUTSIDE

An impressive pillared gateway with a path leading to the front door. The gardens to the front are laid to lawn with attractive borders. The pathway extends to the side of the house opening to the:

Rear Garden

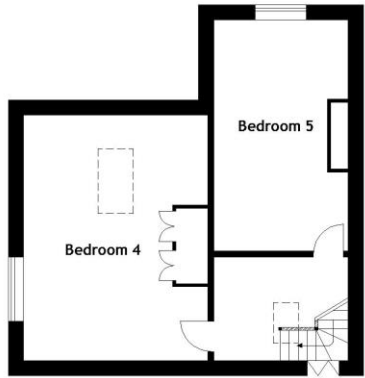
These gardens are well enclosed with the original stone walling and have been hard landscaped for ease of maintenance consisting of decking and artificial lawn. Although not extensive they offer the perfect retreat to entertain outdoors without the effort associated with a large garden.





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Approx. Gross Area 2312.70 Sq. Ft - 214.90 Sq.M



Second Floor



Ground Floor

First Floor



 Semi Detached House

 Freehold

 5

 Garden

 2

 E

 2

EPC E

 Gas Central Heating

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.
Floor plan produced by Westcountry EPC.



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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