



9 Valley Road, Clevedon, BS21 6AQ  
**£695,000**

Steven  
*Smith*



This beautifully presented detached home is located in the heart of the highly sought after Swiss Valley area of Clevedon. Offering a perfect blend of comfort and charm, the property boasts generous living space and is surrounded by stunning, meticulously maintained gardens that provide a tranquil and private setting. The interior is thoughtfully laid out, ideal for both family life and entertaining, while large windows invite natural light and picturesque views of the surrounding greenery. A double garage adds to the practicality of the home, offering ample storage and secure parking. Situated in a peaceful residential area, yet within easy reach of Clevedon's amenities and excellent transport links, this exceptional property presents a rare opportunity to enjoy a serene lifestyle in a prestigious location.

### **Accommodation (all measurements approximate)**

#### **GROUND FLOOR**

Front door opens to:

#### **Impressive Hallway**

Dog leg staircase to first floor, understairs cupboard and leading to all of the following accommodation:

#### **Bathroom**

Suite of washhand basin, bath with electric Triton shower, fully tiled walls and

floor, chrome ladder radiator, obscure window.

#### **Separate WC**

White WC, obscure window, tiled floor.

#### **Sitting Room 24'7" x 13'7" max 10'5" min**

A very impressive space with a set of french doors and a window opening to the terrace, engineered oak floor, impressive two sided woodburning stove taking centre stage with a solid wooden mantle and slate hearth. This space then flows through into the:

#### **Dining Area 12' 6" x 11' 7" (3.81m x 3.53m)**

A great entertaining space with window and a set of french doors opening to the conservatory and door back to the hallway.

#### **Kitchen 17' 6" x 11' 4" (5.33m x 3.45m)**

Beautifully fitted with a comprehensive range of shaker style wall and base units incorporating Granite work surfaces with a sink and drainer cut into surface. Integrated appliances to include double electric oven, microwave, dishwasher, space for a Range cooker with contemporary extractor hood, space for separate upright fridge and freezer, wood effect floor, central island, window looking out to front and french doors opening to the rear garden.

#### **Conservatory 16' 9" x 11' 5" (5.10m x 3.48m)**

A great addition to the property with a thermal roof of dwarf wall and PVC double glazed construction with two doors giving access to the garden. Tiled floor.

#### **FIRST FLOOR**

**Landing.** Access to loft space, skylight and a cupboard.

#### **Bedroom 1 13' 1" x 11' 3" (3.98m x 3.43m)**

This room has a considerable amount of built in wardrobes, a skylight and window looking out over the front gardens providing a pleasant outlook of All Saints Church back up to Clevedon Court Estate woods.

#### **En-Suite Bathroom**

Fitted with a three piece white suite of WC, washhand basin with storage below, bath with hand held shower attachment, fully tiled walls and floor, skylight, obscure window, spotlights, extractor fan.

#### **Bedroom 2 12' 9" x 12' 1" (3.88m x 3.68m)**

Measurements exclude a built in cupboard. Window to rear.

#### **En-Suite**

Three piece white suite of WC, wall hung washhand basin, corner shower cubicle with electric Triton shower, fully tiled walls, tiled floor, window to side, two built in wardrobes, spotlights, extractor fan.

### Bedroom 3 12' 3" x 10' 5" (3.73m x 3.17m)

With two windows providing the same pleasant outlook as bedroom 1. Measurements exclude a built in cupboard.

### WC

With a two piece suite of WC with concealed cistern, washhand basin set into vanity unit with storage below, two built in wardrobes, fully tiled walls, tiled floor, window to side, spotlights, extractor fan.



### OUTSIDE

From Valley Road an impressive automatic wrought iron sliding gate gives access to the block paved drive providing off road parking. This leads to the detached double garage 18'2" x 16'7" with automatic up and over door, power and light and personal door. A block paved driveway extends up the side of the property leading to the front lawn which has established shrubs and perennials to borders, there is then a raised stone wall giving access to the terrace with a wrought iron fence and laid to patio interspersed with established trees and perennials. There is then access to the sitting room and views can be enjoyed of All Saints Church back up to Clevedon Court Estate woods. The block paved pathway then leads to the front door. A pretty stone archway with a wooden door opens to:



### The Rear Garden

There is also a lockable side gate on the other side of the property giving access to the rear garden. Immediately outside of the french doors from the kitchen is a block paved patio ideal for the morning cup of coffee. There are raised borders. Steps then rise and give access to the rear garden which has been thoroughly enjoyed by the current owners. It is laid to an area of level lawn, there is a small patio which will enjoy plenty of the summer sun, there is then access to a summer house and garden shed and the garden is tiered offering a fine array of established trees, shrubs and perennials. There is also a good amount of privacy in this garden, a gardeners paradise!



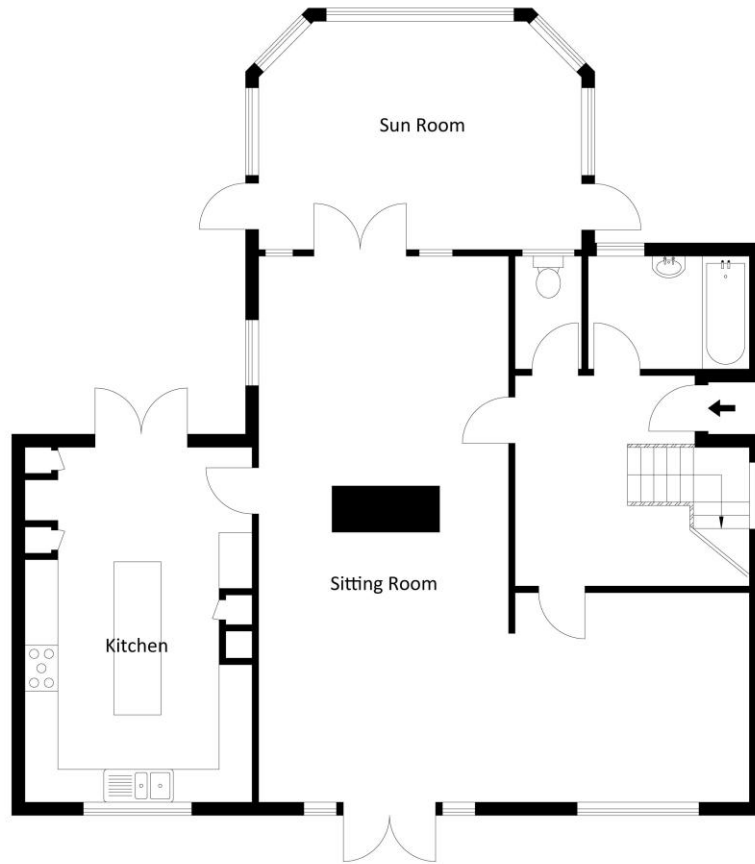






## 9 Valley Road, Clevedon

Approx. Area 1037.50 Sq.Ft - 96.40 Sq.M



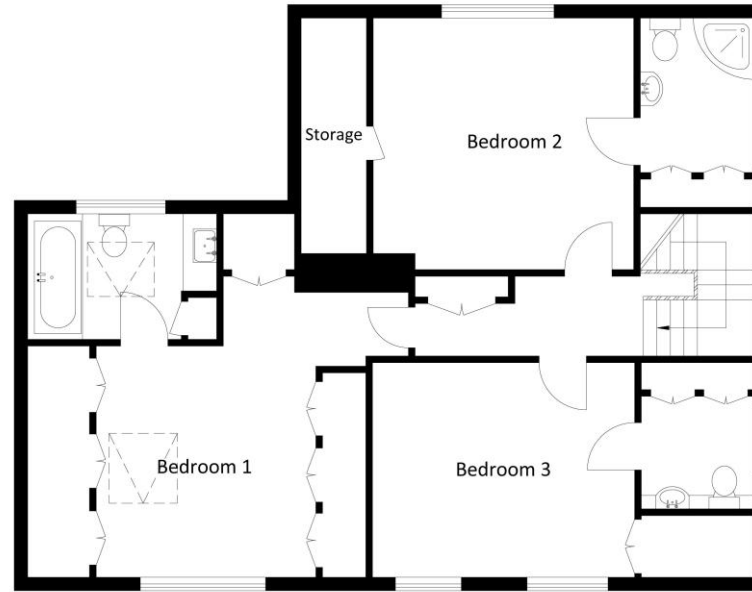
Ground Floor

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.

## 9 Valley Road, Clevedon

Approx. Area 823.80 Sq.Ft - 76.50 Sq.M



First Floor

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Detached House



Freehold



3



Garden



3



E



3

**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](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

