



37 Homeground, Clevedon, BS21 5AL
£499,950

Steven
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Situated in the sought after coastal town of Clevedon, this stunning modern detached four bedroom home offers a perfect blend of contemporary design and comfortable family living. Immaculately presented throughout, the property features spacious, light filled interiors with a thoughtful layout that includes generous reception areas, a sleek open plan kitchen and well proportioned bedrooms. The principal suite provides a luxurious retreat with elegant finishes, while the additional bedrooms offer versatility for family, guests or home working. Outside, the property truly comes into its own with an incredible beautifully landscaped garden and expansive space ideal for relaxation, play and entertaining. Located close to Clevedon's charming seafront, excellent schools, and local amenities, this exceptional home offers a rare opportunity to enjoy modern living in a tranquil and desirable setting.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to:

Hall

Tiled floor, stairs to first floor, built in book storage.

Cloakroom

Beautifully modernised with a WC with concealed cistern, contemporary washhand basin with storage below, partially tiled walls, tiled floor, ladder radiator, obscure window, spotlights.

Sitting Room 15' 10" x 10' 6" (4.82m x 3.20m)

A beautifully presented room with a window to front, wood effect floor, contemporary fireplace.

Kitchen/Breakfast Room 20' 1" x 8' 6" (6.12m x 2.59m)

Beautifully fitted with a comprehensive range of wall and base units with working surfaces, stainless steel sink, double electric oven and built in microwave, five ring gas hob with concealed extractor hood, integrated fridge/freezer and dishwasher, tiled splashbacks, glass display cupboard, spotlighting, breakfast bar, tiled floor. Opening to:

Conservatory/Dining Area 18'7" x 9'4" max 6'11" min

A great addition to the property of dwarf wall and double glazed construction with a tiled floor and french doors opening to the impressive rear garden.

Utility Room 9' 0" x 7' 1" (2.74m x 2.16m)

Fitted with a range of wall and base units with working surface, ceramic sink, plumbing for washing machine and space for tumble dryer, tiled floor, tiled splashbacks and door giving access to the former garage.

FIRST FLOOR

Landing. Window to side, spotlights, wood effect floor, access to loft space, access to airing cupboard housing the hot water cylinder.

Bedroom 1 17'8" x 12'4" max 10'6" min

NB. Measurements include the en-suite and a run of built in wardrobes, a dressing table and bed side storage. Window to front, spotlights.

En-Suite

A spacious en-suite with a three piece suite of WC with concealed cistern, washhand basin set into vanity unit with storage below, wall mounted storage, king size shower cubicle with mains shower, partially tiled walls, tiled floor, chrome ladder radiator, spotlights, obscure window, extractor fan.

Bedroom 2 9' 10" x 7' 6" (2.99m x 2.28m)

Window looking out onto Homeground, wood effect floor.



Bedroom 3 11'10" max 9'8" min x 8'10"

A third double bedroom with a window overlooking the rear garden, wood effect floor.

Bedroom 4 10'5" max 8'3" min x 7'8"

Window overlooking the rear garden, wood effect floor.

Family Bathroom

Beautifully fitted with a three piece white suite of WC with concealed cistern, washhand basin with storage below, bath with mains waterfall shower and glass shower screen door. Fully tiled walls and floor, chrome ladder radiator, obscure window, spotlights.

OUTSIDE

From Homeground a driveway provides off road parking for two cars and leads to the former garage. There is a hedge giving a good amount of privacy to the front and a pathway to the right hand side leads to the front door. There is a small area of lawn and established shrubs below the front window.

The Rear Garden

This property certainly has an impressive rear garden. It can be accessed via either side of the property and also the french doors from the conservatory.

Immediately outside of the conservatory is a deck which steps up to a patio and also an area of well maintained level lawn. To the left hand side there is a raised border with established trees, shrubs and perennials and to the right hand side a similar feature. The rear of the garden is a sizable raised deck which will enjoy plenty of the summer sun. Sat on here is a garden shed and just below the decking area the greenhouse. The garden is bound by a mixture of feather-board and panelled fencing and will certainly attract the keenest of gardeners.







Approximate total area⁽¹⁾
 1262.72 ft²
 117.31 m²

Reduced headroom
 10.61 ft²
 0.99 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

 Detached House

 Freehold

 4

 Garden

 2

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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.

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