



21 Dunsters Road, Claverham, BS49 4LU  
**£625,000**

Steven  
*Smith*

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This modern detached home is quietly set in a popular cul de sac in the heart of Claverham, offering a warm and inviting balance of space, style and everyday practicality. The spacious sitting room opens into an impressive kitchen diner, a real centrepiece of the home where family and friends can come together. With the added benefit of a utility room and a convenient downstairs shower room, the layout works beautifully for busy households. Upstairs, there are four bedrooms, a family bathroom and an en suite to the second bedroom, giving everyone their own space to unwind. To the front, a newly laid tarmac driveway leads to a contemporary entrance porch, while the rear garden feels private and peaceful. The thoughtful landscaping includes a feature rockery pond, and the outdoor kitchen with seating is perfect for long summer evenings, weekend barbecues and relaxed entertaining. Claverham is a village that blends rural charm with everyday convenience. Surrounded by beautiful countryside, it's the perfect setting for walks, bike rides and enjoying the outdoors, while the nearby Mendip Hills and Clevedon's coastline are just a short drive away. Families are well served by local schools and a close knit community atmosphere, while excellent transport links including Yatton train station with direct services to

Bristol, Bath and London make commuting or exploring further afield simple. Life here offers the best of both worlds: the tranquillity of village living combined with the ease of access to everything you need.

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

#### **GROUND FLOOR**

Contemporary front door opens to porch with high vaulted ceiling and two skylights and window to front, Karndean floor. Opening to the main:

#### **Hallway**

Karndean floor, stairs to first floor, understairs storage consisting of 3 cupboards and 2 pull out drawers.

#### **Sitting Room 17' 9" x 11' 9" (5.41m x 3.58m)**

A light and airy room with a window overlooking the front drive, feature fireplace, Karndean floor flowing through into:

#### **Kitchen/Diner 28' 2" x 8' 11" (8.58m x 2.72m)**

Such an impressive light and airy space and fitted with a range of high gloss fronted wall and base units with working surfaces, stainless steel sink, plumbing for washing machine, space for American style fridge/freezer, gas and electric

cooker points with contemporary extractor hood. Window and door to side and two further windows and sliding patio doors to the rear garden. Spot lighting, Karndean floor, space for a dining table seating 6-8 people and door giving access to the main hallway.

From the kitchen/diner an inner hall leads to the following accommodation:

#### **Utility Room 8' 8" x 6' 4" (2.64m x 1.93m)**

Fitted with the same range of wall and base units as the kitchen with working surface, plumbing for washing machine, space for tumble dryer and further refrigeration. Karndean floor, window to side.

#### **Shower Room**

Beautifully fitted with a three piece white suite of WC, washhand basin, corner shower cubicle with mains shower, Karndean floor, spotlights, extractor fan.

#### **FIRST FLOOR**

**Landing.** Built in book storage, access to loft space, window to front with storage below.

#### **Bedroom 1 13' 11" x 11' 9" (4.24m x 3.58m)**

Impressive master bedroom with window looking out onto Dunsters Road.

#### **Bedroom 2 14' 1" x 9' 4" (4.29m x 2.84m)**

Window to front.

### En-Suite

Beautifully fitted with a three piece white suite of WC, washhand basin, corner shower cubicle with mains shower, obscure window, extractor fan, spotlights, chrome ladder radiator.

### Bedroom 3 12' 10" x 9' 11" (3.91m x 3.02m)

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

### Bedroom 4 9' 0" x 8' 3" (2.74m x 2.51m)

Window overlooking the rear garden, wood effect floor.

### Bathroom

Beautifully fitted with a four piece white suite of WC with concealed cistern, washhand basin with storage below, corner bath and a king size shower cubicle with mains shower. Obscure window, spotlights, extractor fan.

### OUTSIDE

From Dunsters Road a pillared entrance gives access to the driveway providing parking for numerous cars. Steps rise to the impressive front door.

### The Rear Garden

21 Dunsters Road certainly has an impressive entertaining rear garden. Immediately outside of the property is a generous patio with a beautiful feature pond with waterfall, to the left hand side is an impressive outdoor kitchen which is covered and a great place for entertaining during those lovely summer evenings. A pathway splits two areas of level lawn and to the right hand side by the pond is an impressive raised rockery with lovely perennials and shrubs. At the rear of the garden there is another patio and the garden is bound by predominantly concrete pillared panelled fencing and also offers a great amount of privacy. The borders are stocked with established trees and shrubs. Outside water tap and Belfast sink.

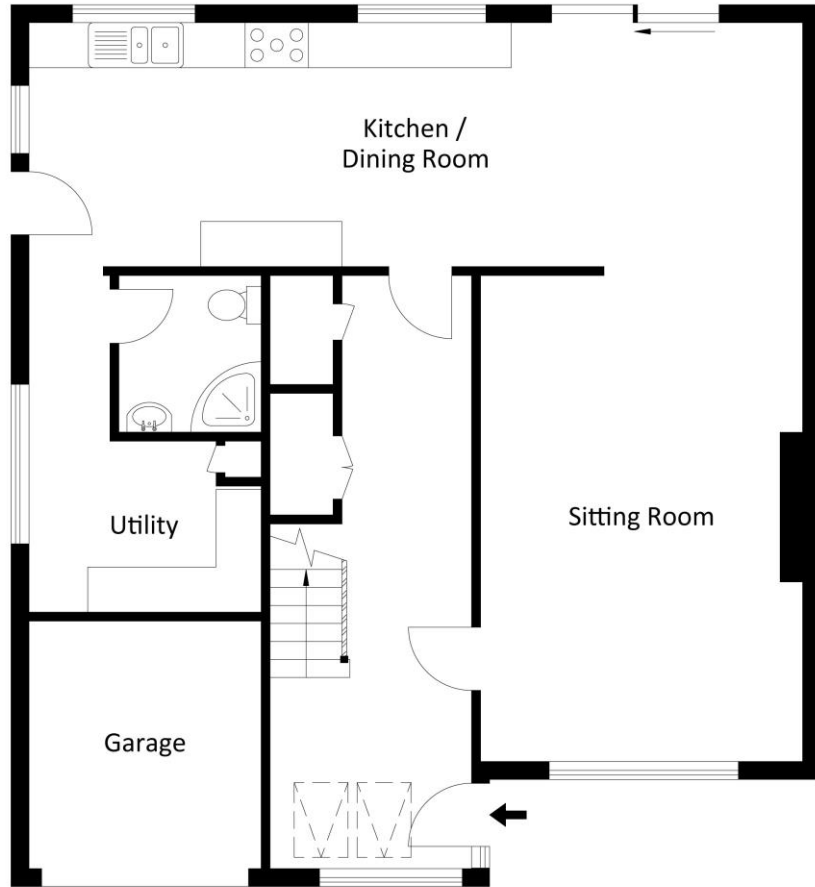






## 21 Dunsters Road, Claverham

Approx. Area 822.50 Sq.Ft - 76.40 Sq.M  
(Total area includes garage)



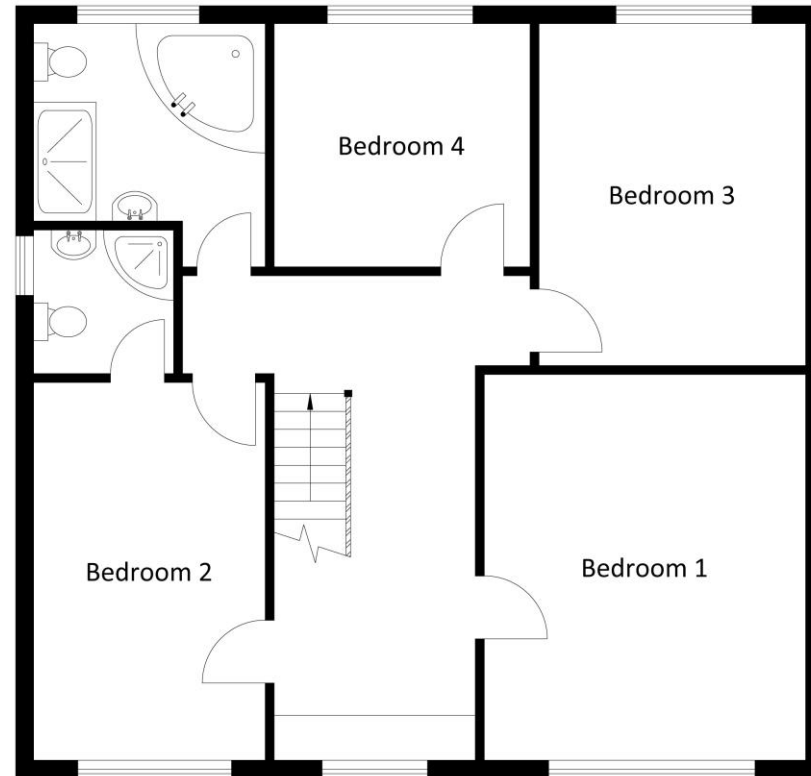
Ground Floor

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.

## 21 Dunsters Road, Claverham

Approx. Area 754.80 Sq.Ft - 70.10 Sq.M



First Floor

For illustrative purposes only. Not to scale.

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Detached House



Freehold



4



Garden



3



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.

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