



87 Walton Road, Clevedon, BS21 6AW
£499,950

Steven
Smith

Tucked away in the picturesque Swiss Valley in Clevedon, this beautiful two bedroom detached bungalow offers the perfect blend of countryside charm and modern comfort. Step inside and you'll instantly feel at home! The spacious dining room with its open fireplace sets the scene for long, relaxed dinners with family and friends, while the stunning lounge, centred around a wood burning stove, invites you to unwind on cosy evenings. The lovely kitchen is both stylish and practical, ideal for anyone who enjoys cooking and entertaining. There are two modern bathrooms. Outside, the property is surrounded by beautiful gardens that create a sense of calm and privacy, offering plenty of space to relax, potter, or simply enjoy the changing seasons. To the rear, a detached tandem garage which is accessed from Nortons Wood Lane adds convenience and practicality. Whether you're enjoying a peaceful morning coffee in the garden, hosting Sunday lunches by the fire, or exploring the scenic surroundings of Clevedon, this delightful home captures the essence of relaxed, countryside living just moments from town amenities.

Accommodation (all measurements approximate)

Front door opens to porch with glazed window, tiled floor.

Shower Room

Fitted with a three piece suite of WC, washhand basin with storage below and above, shower cubicle with mains shower, fully tiled walls and floor, ladder radiator, feature circular obscure window.

The Hallway

A lovely space with exposed floorboards and leading to all of the following accommodation:

Dining Room 17' 0" x 12' 11" (5.18m x 3.93m)

A very impressive reception room with an open fireplace with tiled hearth, door to rear garden, exposed floorboards, door to kitchen and french doors opening to:

Sitting Room 17' 0" x 11' 11" (5.18m x 3.63m)

A simply stunning room with a high vaulted ceiling, two windows to rear, exposed floorboards and a contemporary woodburning stove set on a slate hearth.

Kitchen 13'2" x 9'5" max 8'4" min

Beautifully fitted with a comprehensive range of wall and base units with working surfaces, corner sink with mixer tap, gas and electric cooker points with concealed extractor hood. Integrated slimline dishwasher, wine rack, small breakfast bar, pull out larder storage, tiled floor, tiled splashbacks, two windows and glazed door to side, access to a pantry where there is space for a fridge/freezer.

Bedroom 1 14' 0" x 10' 11" (4.26m x 3.32m)

Measurements exclude a built in wardrobe. Window overlooking the garden.

Bedroom 2 11' 2" x 10' 2" (3.40m x 3.10m)

Measurements exclude a built in wardrobe. Window looking out to front.

Bathroom

Three piece white suite of WC with concealed cistern, washhand basin set into vanity unit with storage below, bath with hand held shower attachment, fully tiled walls and floor, access to the airing cupboard with shelving and radiator, obscure window.

OUTSIDE

From Walton Road a wrought iron pedestrian gate gives access to a block paved path with steps rising to the front door. The front gardens have raised rockery borders with pretty established shrubs and small trees. The block paved pathway continues down the left hand side of the property where a lockable gate gives access to:

The Rear Garden

87 Walton Road has an impressive rear garden and from the door from the dining room there is access to a patio with a lovely pergola and a great place for the morning coffee. The patio extends around the side of the property and steps

rise passing under a pergola to the garden which is laid to lawn with pretty established borders, shrubs, small trees and perennials. The pathway then continues giving access to:

Tandem Garage 34' 8" x 9' 3" (10.56m x 2.82m)

With automatic up and over door, power and light, window. The unique feature of this property is the tandem garage which is accessed via Nortons Wood Lane and has further parking to the front of it.

A pathway down the side leads to a wrought iron gate giving access to the rear garden. These gardens offer a great amount of privacy and are extremely manageable. They will also enjoy plenty of the summer sun.

Accessed down the side of the property is the:

Utility/Boiler Room

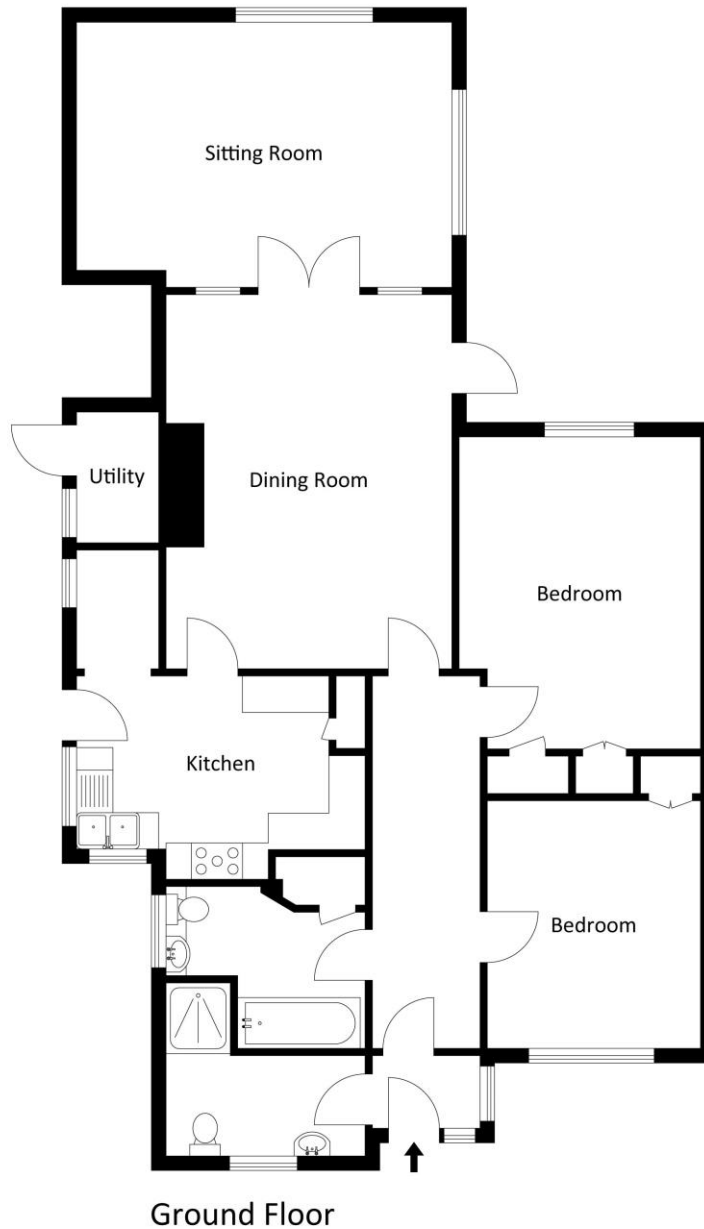
With plumbing for washing machine, access to the Vaillant gas fired combination boiler and further storage.





87 Walton Road, Clevedon

Approx. Area 1101.0 Sq.Ft - 102.30 Sq.M



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.



Detached Bungalow



Freehold



2



Garden



2



D



2

EPC

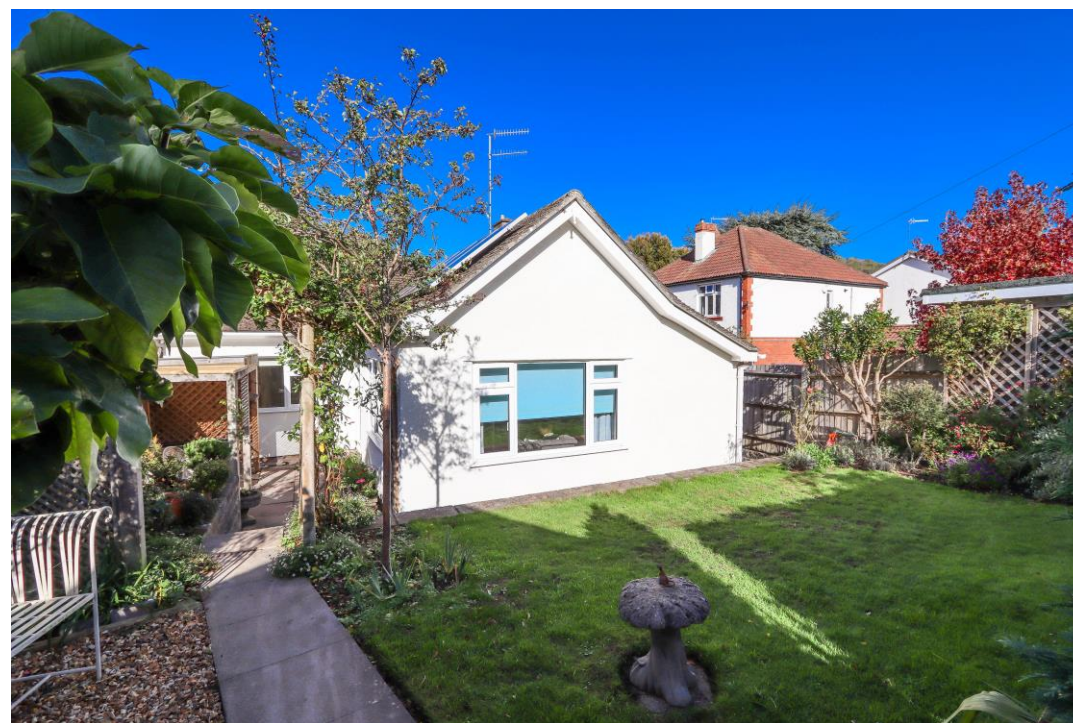
C



Gas Central Heating



Garage and 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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