



117 Old Church Road, Clevedon, BS21 7XP
£675,000

Steven
Smith

Beautifully set on the level in Clevedon, just moments from the seafront and the town's vibrant mix of shops, cafés, and amenities, this contemporary four bedroom detached home perfectly blends modern living with coastal charm. Once inside you are greeted by a light and welcoming hallway that sets the tone for the rest of the house. The sitting room offers a calm and comfortable space to unwind, while the stylish kitchen, complete with breakfast bar, creates a sociable hub for family life. A separate utility room adds practicality and the dining room opens gracefully into the conservatory a great spot to enjoy morning coffee or evening dining with garden views. There's also a downstairs cloakroom and internal access to the double garage, where half of one garage has been cleverly converted into a versatile hobbies room or home study. Upstairs, the sense of space continues. The generous master bedroom feels like a private retreat, featuring fitted furniture and its own en suite, while three further bedrooms and a modern family bathroom provide comfort for family and guests alike. Outside, the home has real presence. From the road, an inviting driveway offers ample parking and leads through to neatly kept front gardens that enhance the home's kerb appeal. To the rear, a beautifully maintained garden creates the perfect backdrop for outdoor living, with a spacious patio for entertaining, a lush lawn, and thoughtfully

planted borders adding colour and charm throughout the year.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to:

Hallway

Stairs to first floor, understairs storage.

Cloakroom

Suite of WC, washhand basin, wood effect floor, extractor fan.

Sitting Room 15' 8" x 11' 10" (4.77m x 3.60m)

A bay window overlooks the front garden and driveway, feature gas coal effect fire set into a marble surround and hearth. Double doors opening to the dining room.

Kitchen/Breakfast Room 17'3" x 10'8" max 10'0" min

Fitted with a comprehensive range of wall and base units with working surfaces, stainless steel sink, double electric oven, five ring gas hob with contemporary extractor hood, plumbing for dishwasher, space for a fridge/freezer, tiled splashbacks, two windows overlooking the rear garden, tiled floor, spotlights, breakfast bar, archway opening to:

Utility 9' 9" x 6' 2" (2.97m x 1.88m)

Fitted with a range of wall and base units with working surfaces, stainless steel sink, tiled splashbacks, plumbing for washing machine, space for tumble dryer, access to the Vaillant gas fired boiler. Tiled floor, window and door to rear garden, door to garage, spotlights.

From the kitchen a door opens to:

Dining Room 11' 2" x 10' 8" (3.40m x 3.25m)

A great entertaining space with french doors to the sitting room and a second set of french doors opening to:

Conservatory 18'1" x 10'11" max 7'1" min

A great addition to the property of dwarf wall and PVC double glazed construction with a clear glass roof, french doors opening to the pretty gardens, tiled floor.

FIRST FLOOR

Landing. Access to loft space and the airing cupboard housing the hot water cylinder and providing ample shelving storage.

Master Suite 22' 5" x 16' 8" (6.83m x 5.08m)

A truly magnificent master bedroom with front to back windows and a third window to side. Measurements include a comprehensive range of built in bedroom furniture consisting of wardrobes, drawers and bedside tables.



En-Suite

Fitted with a three piece white suite of WC, washhand basin set into vanity unit with storage below, king size shower cubicle with mains shower, fully tiled walls, obscure window, shaving light point.

Bedroom 2 10' 7" x 9' 3" (3.22m x 2.82m)

Measurements exclude mirror fronted wardrobes. Window looking out over the front garden.

Bedroom 3 11' 7" x 8' 7" (3.53m x 2.61m)

Measurements exclude a built in cupboard. Window overlooking the rear garden.

Bedroom 4 8' 10" x 7' 2" (2.69m x 2.18m)

Currently being used as a home office with window to front.

Bathroom

Fitted with a three piece white suite of WC with concealed cistern, washhand basin set into vanity unit with storage below, bath with electric Mira Sports shower, fully tiled walls, obscure window.

OUTSIDE

From Old Church Road a tarmac driveway gives access to the front of the property and provides parking for numerous cars. Immediately outside of the front of the property is an area of level lawn with pretty established shrubs and perennials to borders and closer to the stone wall on Old Church Road is a stone shingle area, again

with a fine array of small trees and perennials. Access to the rear garden can be gained via a lockable side gate, there is also access to a double garage with two automatic roller doors.

Garage 1 16' 1" x 8' 1" (4.90m x 2.46m)

Garage 2 8' 2" x 7' 6" (2.49m x 2.28m)

Garage 1 has power and light as does garage 2 but garage 2 has been reduced in size due to:

Hobby Room/Home Office 8' 9" x 8' 5" (2.66m x 2.56m)

The current owners are using this space as a hobbies room but could be a great home office as well or if required could be taken out to make garage 2 bigger.

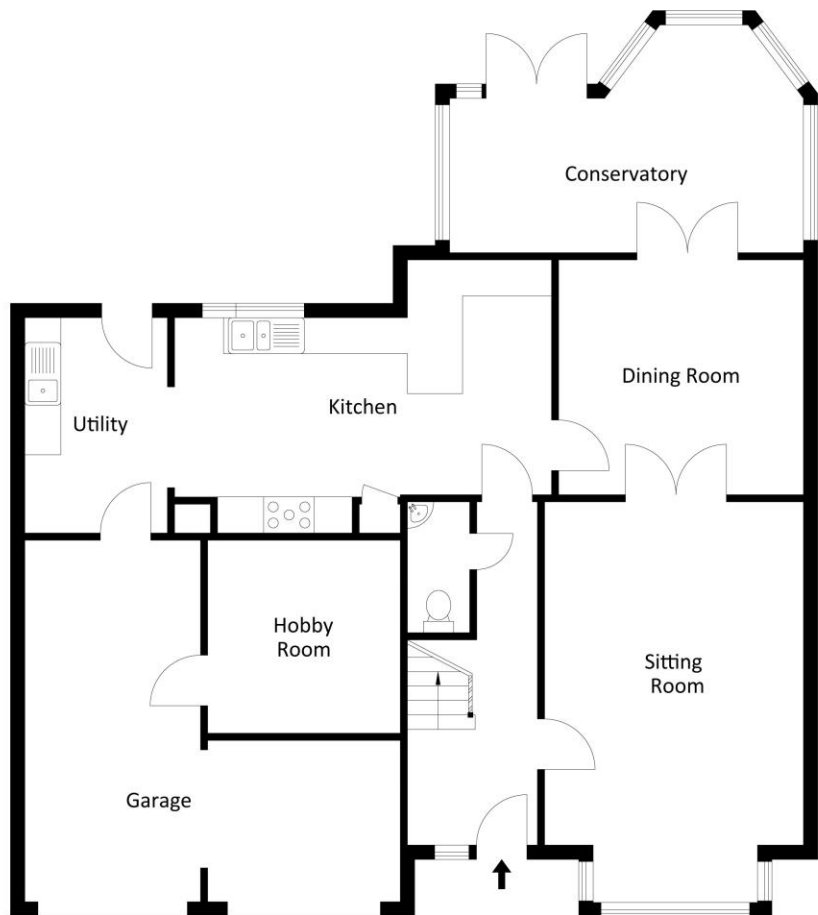
Rear Garden

The rear garden is a particular delight and has been much loved by the current owner. Immediately outside of the property is a generous patio which sweeps around past the conservatory giving access to a smaller patio and a stone shingle area ideal for freestanding pots etc. This then gives access to a garden shed. The garden is laid to level lawn with beautifully established borders consisting of well manicured shrubs and perennials and small trees. The garden is bound by concrete pillared panelled fencing and will certainly be enjoyed by keen gardeners. Outside water tap.





117 Old Church Road, Clevedon
 Approx. Area 1101.10 Sq.Ft - 102.30 Sq.M
 (Total area includes garage)

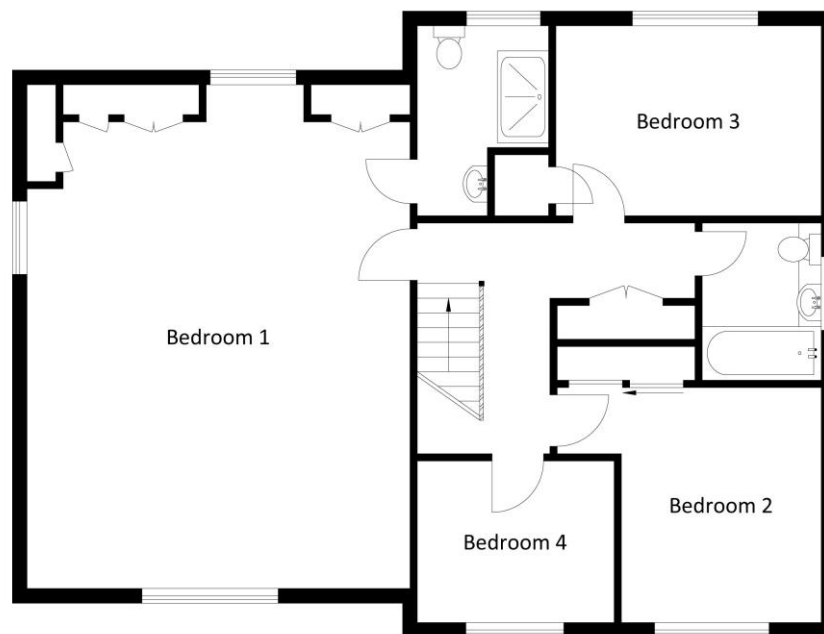


Ground Floor

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.

117 Old Church Road, Clevedon
 Approx. Area 81.0 Sq.Ft - 871.80 Sq.M



First Floor

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Detached House



Freehold



4



Garden



2



F



3

EPC D



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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