



41 Halswell Road, Clevedon, BS21 6LE
£510,000

Steven
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This beautifully extended semi detached home combines modern living with comfort and style, perfectly positioned in a sought after cul de sac on the level in Clevedon. From the moment you step into the impressive porch and spacious hallway, you get a real sense of space and warmth. The separate sitting room offers a cosy retreat, complete with a wood-burning stove, ideal for relaxing evenings in. The heart of the home is the stunning open plan kitchen, living and dining area, designed for modern family life and effortless entertaining, with plenty of room to gather, cook and unwind together. Downstairs cloakroom just off the kitchen has full plumbing ready for a ground floor WC, room off kitchen with underfloor heating may suit a utility area, playroom or storeroom. Upstairs, four well proportioned bedrooms provide comfortable spaces for everyone, including a stylish master suite with its own en suite and a lovely family bathroom. Outside, the home continues to impress with off road parking leading to a garage with electric roller door at the front and a newly fitted Certass certificated front door, while the private rear garden offers a peaceful haven with a lawn, mature shrubs, a raised deck, perfect for summer evenings and a charming summerhouse for work, play, or relaxation. Located in a quiet and desirable spot, just a short distance from Clevedon's shops, schools and seafront, this home is offered with no onward chain and is ready for you

to move straight in and start enjoying the lifestyle it offers.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to entrance porch with space for shoes and coats etc, window, tiled effect floor flowing through into the:

Hallway

Stairs to first floor, understairs storage.

Sitting Room 12' 4" x 11' 11" (3.76m x 3.63m)

A light and airy room with window looking out onto Halswell Road, woodburning stove, spotlights. Fibre broadband.

Open Plan Living 29'10" max 18'10" min x 18'6" max 6'4" min

What an incredible space.

The Kitchen

Beautifully fitted with a comprehensive range of high gloss wall and base units with butchers block work surfaces, ceramic sink with mixer tap including instant boiling water tap, integrated dishwasher and fridge/freezer, five ring gas hob with contemporary extractor hood, double electric oven with plate warmer below, plumbing for washing machine, space for tumble dryer, second preparation sink with mixer tap, tiled splashbacks. Access to the Vaillant gas

fired combination boiler, two windows, a newly fitted Certass certificated single fully glazed door and a set of french doors opening to the rear garden. In the dining area there is currently a table easily seating 8 people with a further range of built in units, this space then opens to a second seating area where there is a breakfast bar. Multiple spotlighting, understairs storage. Door opens to an inner hall.

Cloakroom

Ready to be used for WC, washhand basin.

Utility Space 11' 6" x 7' 9" (3.50m x 2.36m)

A very useful space with wood effect floor and from the inner hall there is also an integral door to the garage.

FIRST FLOOR

Landing. Access to loft space and a cupboard for bed linen etc.

Bedroom 1 12' 2" x 11' 0" (3.71m x 3.35m)

Measurements include a range of built in bedroom furniture. Window to front, spotlights, access to loft space.

En-Suite

Beautifully fitted with a three piece white suite of WC with concealed cistern, washhand basin set into vanity unit with drawer and cupboard storage below and to the side, small bath with mains shower, fully tiled walls and floor, chrome dual fuel with summer timer ladder radiator,

spotlights, extractor fan, obscure window, underfloor heating with programmable timer and motion detector night light.

Bedroom 2 12' 0" x 11' 6" (3.65m x 3.50m)

With window to front, wood effect floor, spotlights.

Bedroom 3 10' 10" x 10' 3" (3.30m x 3.12m)

Window overlooking the rear garden, wood effect floor, spotlights.

Bedroom 4 9' 0" x 7' 4" (2.74m x 2.23m)

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

Family Bathroom

Beautifully fitted with a three piece white suite of WC with concealed cistern, washhand basin set into vanity unit with

storage below, bath with mains shower, fully tiled walls and floor, chrome dual fuel with summer timer ladder radiator, spotlights, extractor fan, obscure window, underfloor heating with programmable timer and motion detector night light.

OUTSIDE

From Halswell Road a block paved driveway provides off road parking and in turn leads to the front door. The front garden is laid to stone shingle for ease of maintenance with small shrubs. An automatic up and over garage door gives access to the:

Garage 11' 1" x 9' 11" (3.38m x 3.02m)

With power and light and integral door back into the main house. Useful loft storage.

Home Gym 8' 6" x 7' 11" (2.59m x 2.41m)

Part of the garage has been partitioned off giving access to the home gym. With power and light. NB. The partition wall could be taken down to make the garage larger.

The Rear Garden

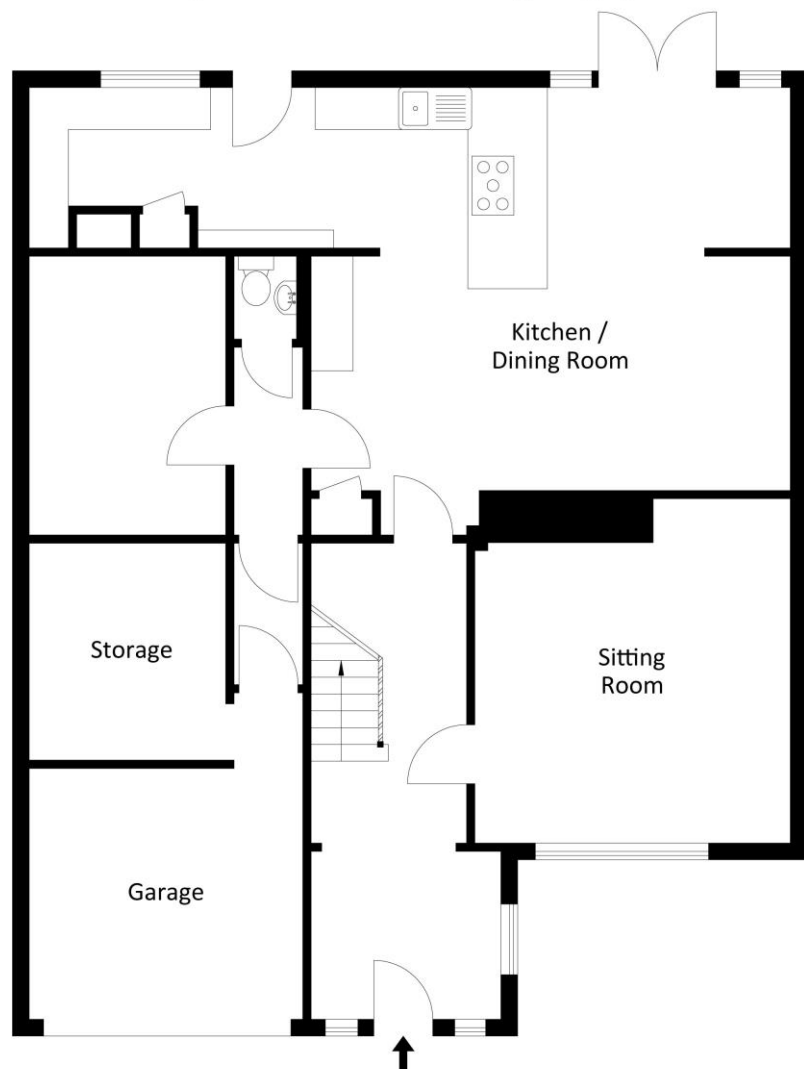
Immediately outside of the single door and french doors from the kitchen/diner is a sizable raised deck which is a great place for outdoor entertaining. This steps down to an area of lawn and at the rear of the garden a stone shingle area giving further access via another deck to the summer house. The garden is bound by feather-board fencing and the borders are well stocked with shrubs and small trees. Outside water tap and lighting for the decking area.





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Approx. Area 1001.4 Sq.Ft - 93.0 Sq.M
(Total area includes garage)



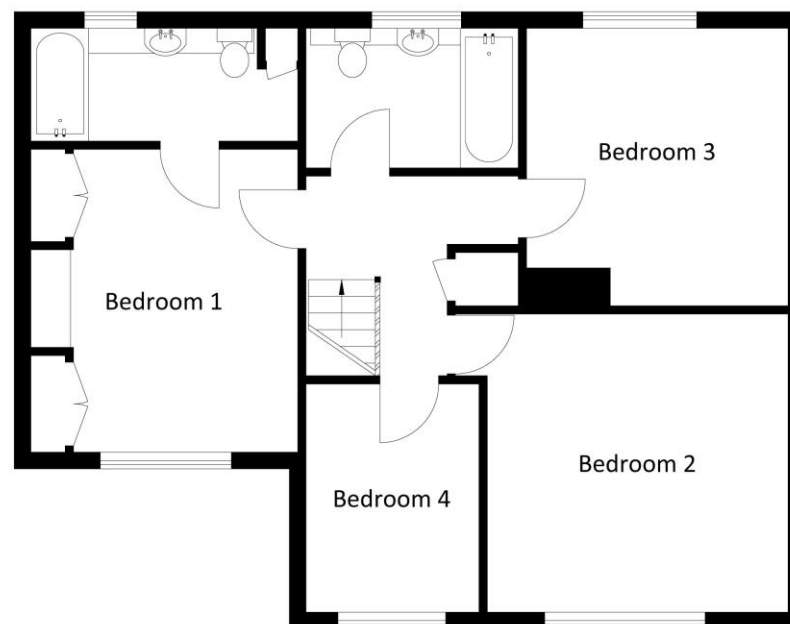
Ground Floor

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.

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Approx. Area 611.2 Sq.Ft - 56.80 Sq.M



First Floor

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Semi Detached House



Freehold



4



Garden



2



D



2

EPC C



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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