



## GREENWOOD NORTONS WOOD LANE

Clevedon, BS21 7AE

Price £740,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

Welcome to this stunning family home located in the picturesque Swiss Valley area of Clevedon. This modern detached house boasts ample space for comfortable living. As you step inside, you'll be greeted by the contemporary design featuring vaulted ceilings and a galleried landing, creating a sense of openness and elegance throughout the property. The master suite is a true highlight, complete with a dressing room and ensuite bathroom, offering a luxurious retreat within your own home. There is a 19ft Lounge, large open plan Kitchen / Breakfast room, downstairs bedroom / snug, utility area and cloakroom. With two bedrooms located to the first floor including the mater suite. Outside, the well-maintained rear garden provides a peaceful sanctuary where you can relax and unwind. With a garage and parking available, convenience is at your doorstep. Don't miss the opportunity to make this beautiful house your new home. Embrace the charm of Clevedon and enjoy the modern comforts this property has to offer.

## Situation

Clevedon is a beautiful and extremely sought after Victorian coastal town situated on the North Somerset Coast. It is perfectly located for Junction 20 of the M5 motorway, providing easy access to Bristol and the South-West. The property itself is ideally situated close to the scenic sea front, the iconic Grade II listed Pier and Hill Road which is a pleasant local shopping area including cafes, bars, unique shops, restaurants and a small supermarket. Clevedon also has many shops in the Triangle area along with the much-loved independent Curzon Cinema.

## Local Authority

North Somerset Council Council Tax Band: E  
 Tenure: Freehold  
 EPC Rating: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Entrance Hall

Enter via a composite door with side lights. Oak stairs rising to first floor with glass balustrade, vaulted ceiling, full height feature window to front, two radiators, inset ceiling spotlights, Oak LTV flooring, doors to Lounge, Kitchen / Dining Room, Bedroom Three / Snug and Cloakroom.

## Cloakroom

Fitted with a suite comprising low level W.C, vanity wash hand basin, radiator, inset ceiling spotlights to smooth ceiling, extractor fan, Oak LTV flooring.

## Lounge

19'9" × 12'8" (6.02 × 3.86)

Front aspect double glazed window, radiator, solid fuel burner with slate hearth, inset ceiling spotlights to smooth ceiling, oak double doors to entrance hallway, smoke detector.

## Kitchen/Dining Room

Rear aspect room with double glazed window and double glazed sliding patio doors leading to rear garden, roof light window. Fitted with a range of eye and base level units, inset one and a half bowl sink and drainer unit, built in double oven and five ring hob with extractor hood over, integrated fridge/freezer and dishwasher. Inset ceiling spotlights to smooth ceiling, oak LTV flooring. Two radiators,

## Bedroom Three/Snug

17'2" × 8'8" (5.23 × 2.64)

Rear aspect double glazed window and double glazed door to side, radiator, television point, smooth ceiling.

## Lobby

With door to garage, inset ceiling spotlights to smooth ceiling, oak LTV flooring. A useful space currently used as a utility room with space and plumbing for washing machine.

## Garage

17'9" × 8'8" (5.41 × 2.64)

Electric roller door, wall mounted Valliant boiler, light and power.

## First Floor Landing

A light and airy galleried landing, full height window, inset ceiling spot lights to smooth ceiling, storage cupboard, doors to master bedroom and bedroom two.

## Master Bedroom

14'2" × 12'4" (4.32 × 3.76)

Front aspect double glazed window, radiator, inset ceiling spot lights to smooth vaulted ceiling, television point, opening to walk in wardrobe and ensuite shower room.

## Walk in Wardrobe

11'7" × 9'0" (3.53 × 2.74)

Velux window, radiator, inset spotlights to smooth ceiling.

## En-Suite Shower Room

Rear aspect obscure double glazed window. Comprising shower cubicle, vanity wash hand basin, low level WC, shaver point, extractor fan, Oak LTV flooring, chrome heated towel rail, inset spotlights to smooth vaulted ceiling.

## Bedroom Two

13'5" × 12'10" (4.09 × 3.91)

Front aspect double glazed window, radiator, inset spotlights to smooth vaulted ceiling, built in storage, television point.

## Bathroom

Rear aspect obscure double glazed window. Comprising panel enclosed bath with mains fed shower over and screen, vanity wash hand basin, low level W.C, chrome heated towel rail, tiled flooring, fitted mirror fronted vanity unit, inset spotlighting to smooth ceiling.

## Front

The front provides parking for several vehicles with gate giving access to the rear garden, raised shingled flower beds.

## Rear Garden

The rear garden is enclosed by wooden lap fencing laid mainly to lawn with raised decking area, paved patio areas, raised shingle areas, outside cold water tap, side area laid to shingle, making an ideal storage area.

## Material Information \*

Additional information not previously mentioned

- Mains electric, gas.
- Water meter.
- Gas central heating, solid fuel burner.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

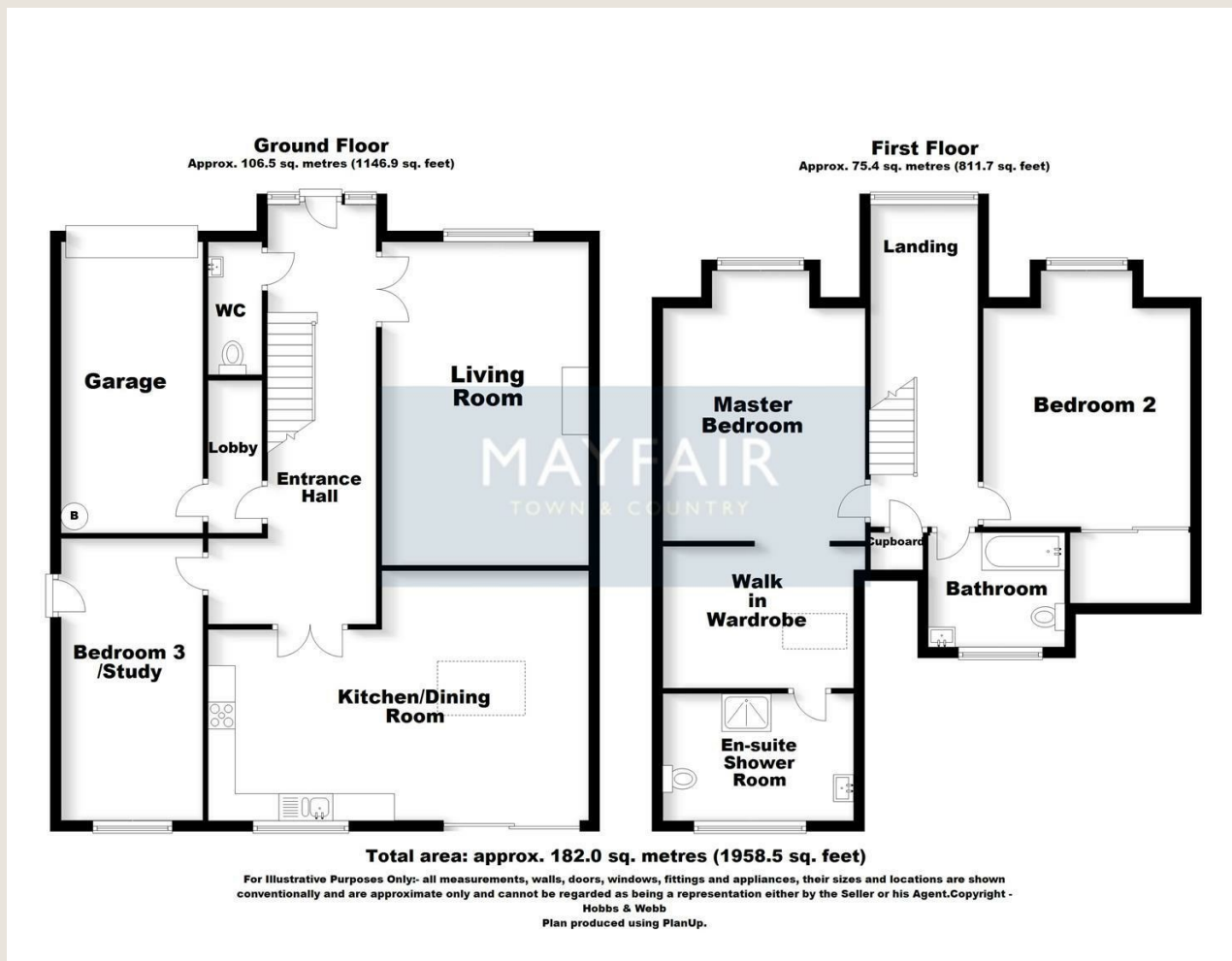
[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)











TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans - All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

