



34 DURBIN PARK ROAD

Clevedon, BS21 7EU

Asking Price £899,950

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* BEAUTIFULLY PRESENTED & EXTENDED FAMILY HOME * Occupying a highly sought-after position in Upper Clevedon, this truly exceptional detached residence offers a perfect blend of character and contemporary living. Thoughtfully extended by the current owners, the home provides versatile, modern accommodation whilst retaining a sense of charm throughout.

The ground floor opens with an entrance vestibule featuring useful storage, leading into a bright and welcoming hallway. The lounge is complete with a picture window framing far-reaching views across the Channel and a feature log burner. A stunning open-plan kitchen, dining and family room forms the heart of the home, complemented by a separate utility room and bi-folding doors that open seamlessly onto the garden. A further snug or additional reception room offers flexibility, while a ground floor double bedroom with a bay window enjoys the same impressive outlook. A spacious four-piece family bathroom completes the ground floor. Upstairs, there are three further well-proportioned bedrooms, along with a stylish shower room.

Externally, the property sits within an impressive plot, featuring a beautifully maintained, sunny rear garden, a mature and attractively arranged multi-level front garden, a double garage, and a driveway providing ample off-street parking.

Ideally located, Upper Clevedon offers easy access to the popular Hill Road, renowned for its selection of independent shops, cafés, and amenities. Early viewing is highly recommended to fully appreciate everything this remarkable home has to offer.

Situation

0.23 miles - Clevedon Cricket Club

0.27 miles - Hill Road

0.39 miles - Clevedon Pier

0.67 miles - Clevedon Golf Club

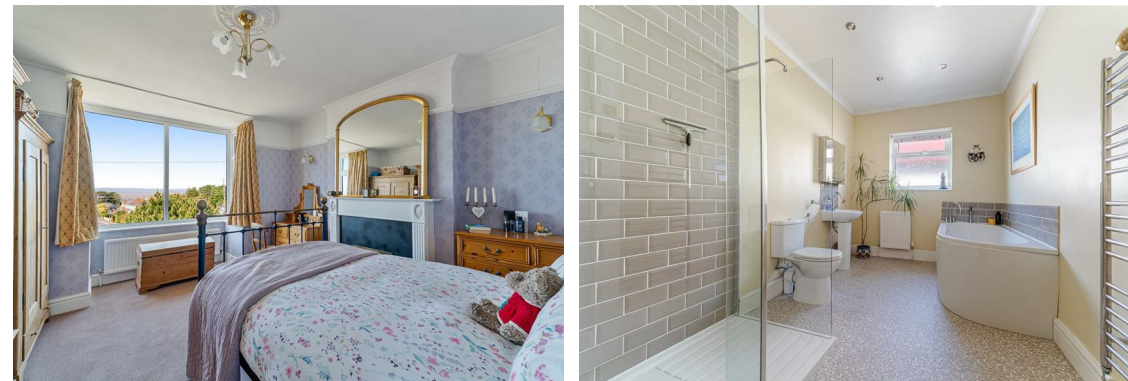
Distances are approximate & sourced from Google Maps

Local Authority

North Somerset Council Council Tax Band: E

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Entrance Vestibule

Composite front door opening into the entrance vestibule, double door storage cupboard - perfect for shoes and coats, wooden door with beautiful stained glass opening to;

Hallway

21'4" x 6'6" (6.50m x 1.98m)

Stairs rising to the landing, radiator, picture rail, telephone point and doors to;

Lounge

19'2" x 12'3" (5.84m x 3.73m)

Corner uPVC double glazed window to front with stunning views over the Channel, feature log burner, picture rail, radiator and television point.

Snug/Reception Room

13'3" x 12'0" (4.06m x 3.68m)

uPVC double glazed doors opening to the garden, feature decorative fireplace and radiator. A versatile room which would make for a perfect snug, dining room or additional bedroom.

Kitchen

12'5" x 11'11" (3.78m x 3.63m)

uPVC double glazed window to side, the kitchen comprises of a range of matching 'Shaker' style eye and base level units with Quartz worktop over and tiled surround, 'Belfast' style sink with inset drainer grooves to one side and mixer tap over, freestanding six ring 'Smeg' gas range cooker, integrated fridge/freezer and dishwasher, wall mounted and concealed gas central heating combination boiler, radiator, downlights, archway to the utility and opening to;

Dining/Family Room

17'2" x 10'8" (5.23m x 3.25m)

uPVC double glazed window to side and bi-folding doors opening to the

garden - creating that perfect indoor/outdoor living. Feature sky lantern, allowing natural light to flood the space, radiator and downlights.

Utility Room

6'0" x 6'0" (1.83m x 1.83m)

Units matching those of the kitchen, the utility enjoys further eye and base level units with quartz style worktop over, inset stainless steel sink with adjacent drainer and mixer tap over, integrated under counter freezer, plumbing for washing machine and space for tumble dryer, radiator and downlights.

Bedroom 1

14'9" x 12'5" (4.50m x 3.78m)

uPVC double glazed bay window to front enjoying the views across to the Channel, feature decorative fireplace and radiator.

Four-Piece Family Bathroom

12'6" x 7'6" (3.81m x 2.29m)

Obscured uPVC double glazed window to side, a lovely four-piece white suite comprising low level W/C, hand wash basin with mixer tap over and tiled surround, panelled bath with mixer tap over and tiled surround, walk-in shower cubicle with shower over and tiled surround, towel warmer, radiator and downlights.

Landing

uPVC double glazed 'Juliet' doors overlooking the garden, loft access and doors to;

Bedroom 2

12'6" x 11'11" (3.81m x 3.63m)

uPVC double glazed window to front enjoying the breathtaking coastal view, built-in wardrobes and radiator.

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Bedroom 3

16'2" x 7'9" (4.93m x 2.36m)

uPVC double glazed window to rear, skylight and radiator.

Bedroom 4

11'4" x 7'7" (3.45m x 2.31m)

Skylight to side and radiator.

Shower Room

13'2" x 7'3" (4.01m x 2.21m)

uPVC double glazed window to rear and skylight to side, suite comprising low level W/C and hand wash basin set into storage vanity unit, walk-in shower cubicle with shower over and tiled surround, radiator, downlights and extractor.

Rear Garden

Enjoying a sunny south-easterly aspect, the rear garden is beautifully maintained and designed for both relaxation and entertaining. Bi-fold doors open onto a generously sized paved terrace, which extends around the rear of the property to the doors from the snug, creating a seamless indoor-outdoor flow. The garden is predominantly laid to lawn, complemented by an attractive selection of mature trees, shrubs, and planting. A raised decked area provides the perfect spot to enjoy the afternoon sun, while gated side access leads conveniently to the front of the property.

Front Garden

A multi-layered garden with a beautiful array of mature trees, flowers and hedges, steps lead to the front door and gated access to the garden.

Double Garage

16'8" x 14'3" (5.08m x 4.34m)

Electric up and over door, power, lighting and water supply.

Driveway

Block paved driveway providing off street parking for multiple vehicles.

Material Information

We have been advised the following:

Gas - Mains

Electricity - Mains

Water and Sewerage - Bristol and Wessex Water

Broadband - For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/broadband-coverage.

Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.

Flood-risk - Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.









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

01275 341400

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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:
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

