



103 Old Park Road, Clevedon, BS21 7HT
£499,950

Steven
Smith

Located along Old Park Road in Upper Clevedon, this beautifully modernised bungalow offers a perfect blend of coastal tranquility and contemporary style. Life here centers around the best of North Somerset. You are just moments from the secluded cove of Ladye Bay, scenic coastal paths and Clevedon Golf Course. A pleasant walk brings you to the independent boutiques, trendy cafes and artisan eateries of Hill Road. Sunset strolls by the iconic Victorian pier or a dip in the marine lake define the relaxed local lifestyle. Plus, the nearby M5 provides easy links to Bristol and the wider region. Inside, the home is designed for effortless modern living. The true heart of the property is an impressive open plan kitchen and dining area. This space is perfect for entertaining, featuring sleek high gloss cabinets and cutting edge worktops. Sliding patio doors open directly onto a landscaped garden, seamlessly blending indoor and outdoor life. This area flows naturally into a cosy sitting room with an elegant bay window. The home also boasts a state of the art shower room, a practical separate utility with a second WC and a dedicated home office. The outdoor space is a private haven designed for relaxation. Immediately outside the dining room is a large decking area made for summer barbecues and alfresco dining. A level lawn leads to a second raised deck at the

far end of the garden, which is an ideal spot for a summerhouse or a quiet morning coffee. With its flexible layout and premium finish, this home offers a uniquely stylish retreat.

Accommodation (all measurements approximate)

Front door opens to hall with access to loft space, spotlights, wood effect flooring.

Sitting Room 17' 3" x 12' 0" (5.25m x 3.65m)

Measurements exclude the bay window. Spotlights, wood effect flooring with step down to:

Kitchen/Diner 28' 2" x 18' 10" (8.58m x 5.74m)

Such an impressive space.

Kitchen Area

A beautifully fitted kitchen with a range of high gloss fronted wall and base units with cutting edge working surfaces, sink, electric oven with four ring electric hob and contemporary extractor hood. Integrated dishwasher, space for American style fridge/freezer, tiled splashback, tiled effect floor, spotlights, window to front, door to utility/WC. Wood effect flooring area ideal for a dining table and further seating with window to side and sliding patio door to the rear gardens.

Utility/WC 9' 1" x 5' 4" (2.77m x 1.62m)

Suite of WC, contemporary washhand basin with storage below, undercounter high gloss units with working surface, integrated washing machine, wood effect flooring.

Bedroom 1 12' 10" x 10' 0" (3.91m x 3.05m)

A lovely double bedroom with window looking out onto the front drive.

Bedroom 2 13'8" max 7'0" min x 10'2" max 7'5" min

Window to side and spotlights.

Bedroom 3 12'10" x 9'10" into bay max 6'11" min

Bay window looking out to front with further window.

Study/Nursery 6' 7" x 6' 2" (2.01m x 1.88m)

Currently being used as a home study. Skylight.

Shower Room

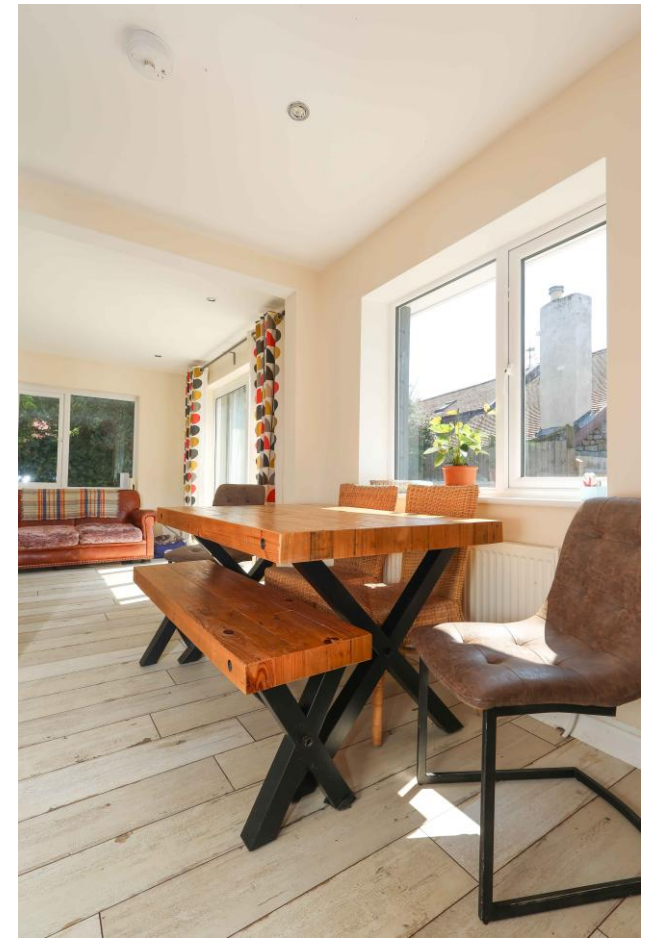
Beautifully fitted with a three piece white suite of WC set into vanity unit with storage below, WC with concealed cistern, king size shower cubicle with mains shower. Partially metro tiled walls, extractor fan, obscure window, spotlights.

OUTSIDE

From Old Park Road a tarmac driveway leads to the front of the property and provides parking for numerous cars. The driveway continues to the front door. Immediately outside of the house is an area of stone shingle ideal for freestanding pots etc. To the left hand side of the property there is a lockable gate which leads to:

The Rear Garden

The current owners have in recent times had these re-landscaped and immediately outside of the property is an impressive decking area ideal for entertaining during those lovely summer days. Two steps descend to a level lawn with a pathway to the side which leads to the rear of the garden where there is a stone shingle area and at the far end a second raised deck which is perfect for a summerhouse etc. To the borders are shrubs. There is further access via a personal door to a useful storage area for garden utensils etc.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Detached Bungalow



Freehold



4



Garden



1



E



2

EPC D



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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