



37 Strode Road, Clevedon, BS21 6QA
£399,950

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This immaculate semi detached Victorian villa combines timeless period charm with an enviable coastal lifestyle in Clevedon's highly sought after West End. Living in this prestigious location offers the perfect balance of seaside tranquility and vibrant community life, where you are just a short, scenic stroll away from Clevedon's iconic Victorian pier, the beautiful seafront and the therapeutic waters of Marine Lake. Evenings here are defined by spectacular sunsets over the Severn Estuary and easy walks to the boutique cafes, independent shops and acclaimed restaurants along nearby Hill Road. It is a location that truly elevates day to day living, making it as much a lifestyle choice as it is a beautiful home. Stepping inside, the ground floor layout flows effortlessly to provide a wonderful balance of social spaces and quiet retreats. The beautifully proportioned sitting room serves as a light filled sanctuary for relaxation, while the separate dining room stands ready to host memorable dinner parties with family and friends. Nearby, the kitchen acts as the functional heart of the home, offering a bright and welcoming environment for everyday cooking. Tucked away for maximum versatility is a charming snug, which functions equally well as a peaceful work from home office. A well appointed family bathroom completes the comprehensive ground floor accommodation. Upstairs, the property continues to impress with three elegant

bedrooms designed for comfort. The generous master bedroom serves as a private retreat, complete with its own convenient en suite WC. The exterior of the property is just as impressive and highly practical for modern living. The front of the villa features dedicated off road parking, providing ultimate convenience. To the rear lies a true horticultural gem, a meticulously maintained, south westerly facing garden that basks in sunshine throughout the afternoon and evening, making it an idyllic backdrop for outdoor dining and summer entertaining. At the far end of the garden, secure access leads to a detached garage and workshop. This versatile outbuilding is accessed via Knowles Road, which also provides the immense added benefit of an additional parking space right outside the garage doors.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to:

Hall

Understairs cupboard.

Sitting Room 13' 1" x 12' 6" (3.98m x 3.81m)

A light and airy room with window to front, feature fireplace, picture rail.

From the hall a door opens to:

Dining Room 12' 8" x 11' 2" (3.86m x 3.40m)

Measurements exclude stairs to first floor. Window to side and second window looking into the rear garden.

Kitchen 8' 7" x 8' 4" (2.61m x 2.54m)

Beautifully fitted with a range of wall and base units with working surfaces, stainless steel sink with mixer tap, electric oven, four ring gas hob with contemporary extractor hood, integrated undercounter fridge, two windows, wood effect floor, tiled splashbacks. Door opens into:

Inner Hall

Leading to:

Snug Room/Home Office 9' 0" x 7' 4" (2.74m x 2.23m)

Window overlooking the rear garden, door giving access to the garden, plumbing for washing machine.

Bathroom

Three piece suite of WC, washhand basin with storage below, space saving bath with hand held shower attachment, partially tiled walls, tiled effect floor, obscure window.

FIRST FLOOR

Landing. Window to side.

Bedroom 1 12' 11" x 11' 3" (3.93m x 3.43m)

Measurements include built in wardrobes and the WC. Window overlooking the rear garden.

WC

Suite of WC, washhand basin and access to the airing cupboard housing the Worcester gas fired combination boiler.

Bedroom 2 12' 9" x 6' 3" (3.88m x 1.90m)

Measurements include a built in wardrobe. Window looking out onto Strode Road.

Bedroom 3 9' 0" x 6' 3" (2.74m x 1.90m)

Measurements include built in storage. Window to front.

OUTSIDE

From Strode Road there is off road parking, the front garden is laid to stone shingle ideal for freestanding pots, a pathway extends down the side of the property leading to the front door and giving access via a lockable gate.

The Rear Garden

Number 37 Strode Road certainly has an impressive rear garden which has the added advantage of being south westerly facing. It has been hard

landscaped for ease of maintenance consisting of patio slabs and stone shingles. Going under a small pergola gives access to the rear of the garden where there is a shed and a personal door to the garage/workshop. The gardens are bound by predominantly feather-board fencing and again, like the front garden, are ideal for freestanding pots. There are some small established shrubs and a feature palm tree.

Garage/Workshop 17' 1" x 11' 2" (5.20m x 3.40m)

This is a very useful space with power and light, door and window which gives access to a second parking space which can be accessed via Knowles Road, this space could also be easily converted back to a garage if required. It is also useful for further refrigeration.





Floor Plan to be inserted here



Semi Detached House



Freehold



3



Garden



1



C



3

EPC



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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