28 Pill Way, Clevedon, North Somerset, BS21 7UW

**£525,000**

Steven Smith

This exceptional property offers a rare blend of modern luxury and highly versatile living, perfect for a growing family or those seeking a home tailored to their lifestyle.

Located in a quiet cul de sac in the deeply sought after West End of Clevedon, this beautifully presented three to four bedroom semi detached house captures the essence of contemporary coastal living. The West End is renowned for its vibrant, welcoming community and scenic coastal paths, making it one of the most desirable residential pockets in North Somerset.

Stepping inside, the ground floor opens into a bright and spacious entrance hallway that immediately sets an inviting tone. The heart of everyday life centers around a sleek, modern kitchen beautifully designed with premium marble effect worktops, integrated appliances and a social breakfast bar perfect for casual morning coffee. For relaxing evenings, the principal lounge provides a warm and calm sanctuary complete with a premium wood burning stove. This seamlessly transitions into a spacious, light filled dining room where expansive windows offer views of the outdoors, creating a stunning setting for entertaining friends and hosting family gatherings. The ground floor's versatility is truly unmatched, offering spaces that easily adapt to your lifestyle. A dedicated cinema room, fully equipped for immersive movie nights, offers an incredible luxury but can just as effortlessly be transitioned into a productive home office or a comfortable fourth bedroom. Practicality is also woven throughout the layout, featuring a functional utility room, a workshop created from the former garage and a modern WC. In a brilliant nod to pet lovers, this cloakroom features a specialized built in dog shower, which can easily be converted back into a conventional shower if desired.

Upstairs, the home continues to impress with three beautifully proportioned and airy bedrooms designed with comfort in mind, alongside a crisp, contemporary family bathroom.

The outdoor spaces are equally spectacular. The front of the property has been block paved to provide ample off road parking, presenting a clean and striking curb appeal. To the rear, the beautifully landscaped, fully enclosed garden serves as a private oasis. Combining a lush, manicured lawn with a sweeping paved patio area, it offers the ultimate setting for alfresco dining, summer barbecues, or simply relaxing in the sun. From here, a look back to the roof will reveal a full suit of solar panels tailored specifically for the homes energy needs.

This home perfectly balances everyday functionality with premium lifestyle features in one of Clevedon's prime locations.

**Accommodation (all measurements approximate)**

**GROUND FLOOR**
Front door opens to:

**Impressive Hallway 12' 8" x 9' 0" (3.86m x 2.74m)**
Wood effect flooring, window to side, door to workshop, sitting room and kitchen. Cupboard for shoes, coats etc.

**Kitchen/Breakfast Room 18' 1" x 11' 6" (5.51m x 3.50m)**
Measurements include stairs to first floor and understairs storage. Fitted with a range of wall and base units with working surfaces with sink, built in double oven, induction hob, built in fridge/freezer, space for dishwasher, skylight, spotlights.

**Sitting Room 20'7" x 15'1" max 10'2" min**
A woodburner takes center stage set on a slate hearth, oak floorboards. Opening to:

**Dining Room 19' 5" x 8' 1" (5.91m x 2.46m)**
Two skylights, tiled floor, windows and sliding patio door to rear garden.

From the dining room a door opens to:

**Utility Room 13' 6" x 6' 5" (4.11m x 1.95m)**
A great practical space with base and wall units with working surface, cupboard above, plumbing for washing machine, space for tumble dryer, further space for a fridge. Tiled effect floor, french doors to the rear garden. From this space a door opens to:

**WC**
Fitted with a WC, washhand basin and dog shower (this could be easily converted back to a shower cubicle), tiled effect floor.

**Cinema Room/Office/Bedroom 4 13' 5" x 10' 11" (4.09m x 3.32m)**
An impressive cinema room fully kitted out to host some fantastic film nights for the family. Air conditioning installed to keep things cool, skylight and window. Negotiable separately are the fitted Dolby Atmos surround speakers and projector.

**Garage 14' 7" x 9' 7" (4.44m x 2.92m)**

A really practical space with a up and over garage door, light and power.

**FIRST FLOOR**
**Landing.** Access to loft space.
**Bedroom 1 15' 3" x 11' 2" (4.64m x 3.40m)**
Window overlooking the rear gardens, built in storage, air conditioning unit.

**Bedroom 2 10' 11" x 9' 1" (3.32m x 2.77m)**
Measurements include built in cupboard. Window overlooking the rear garden. This bedroom is currently being utilised as a home office.

**Bedroom 3 12'5" x 8'5" max 5'5" min**
Window looking out to front. This room is currently being used as a dressing room.

**Bathroom**
Fitted with a four piece white suite of WC with concealed cistern, washhand basin set into vanity unit with storage below, large bath and king size shower cubicle with mains shower. Partially tiled walls, wood effect flooring, underfloor heating, heated towel rail, two obscure windows, spotlights.

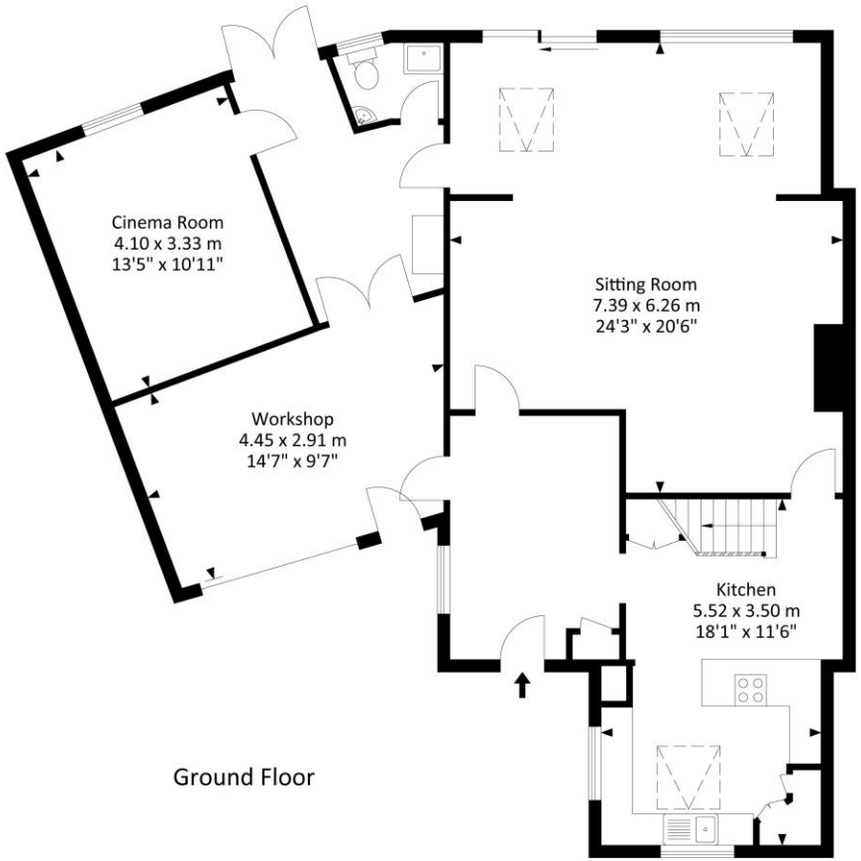
**OUTSIDE**
From Pill Way a block paved driveway provides parking for 3 to 4 cars and leads to the former garage.

**Rear Garden**
A lovely spacious rear garden that extends across the whole rear of the property, a contemporary patio great for bbq's in the summer months, outside water tap, lawned area which leads up to a more secluded corner of the garden which currently has a garden shed, a log store and a second patio.

CINEMA

**Pill Way, Clevedon BS21 7UW**

Approx. Area 1226.60 Sq.Ft - 114.0 Sq.M



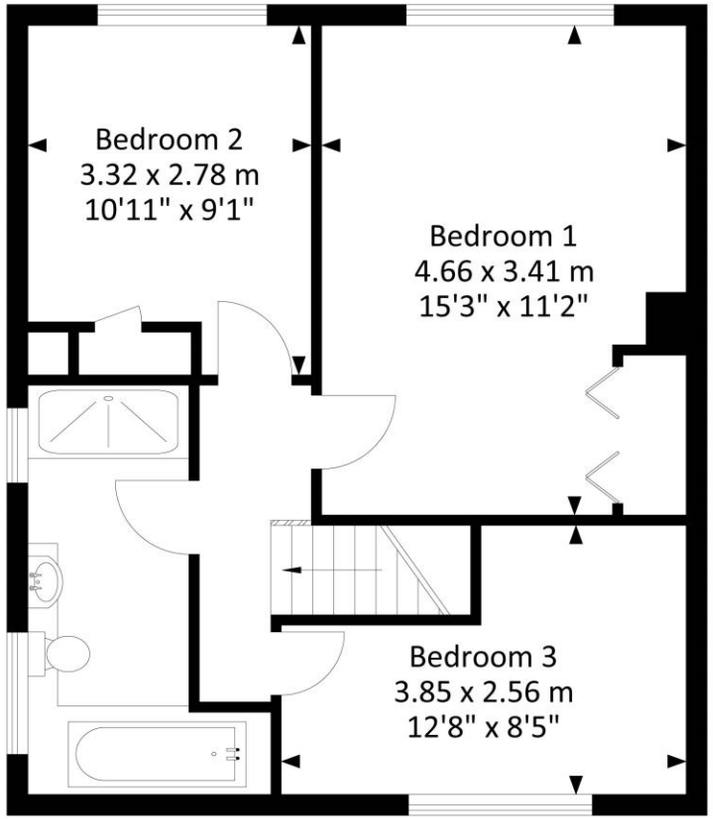

Ground Floor

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.

**Pill Way, Clevedon BS21 7UW**

Approx. Area 492.0 Sq.Ft - 45.70 Sq.M




First Floor

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Semi Detached House

Freehold

4

Garden

2

D

2

EPC B

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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