



26 Marson Road, Clevedon, BS21 7NN  
**£450,000**

Steven  
*Smith*



This handsome Edwardian four bedroom home is superbly positioned within easy reach of the heart of Clevedon, allowing you to enjoy the town's excellent range of shops, cafés and everyday amenities just moments from your door. Offered for sale with no onward chain, the property presents a wonderful opportunity to secure a character home in a highly convenient and desirable setting. Stepping inside, an impressive entrance hallway immediately sets the tone, showcasing the charm and proportions typical of the Edwardian era. Two elegant reception rooms sit to the front and rear, both centred around attractive fireplaces, creating warm and inviting spaces for relaxing evenings or entertaining guests. The modern kitchen diner provides the perfect hub of the home, thoughtfully designed for contemporary living while complementing the property's period features. Exposed floorboards and retained architectural details add texture and authenticity, blending heritage with modern comfort. On the first floor, four well proportioned bedrooms provide flexible accommodation for families or those working from home, with one bedroom benefiting from its own en suite. A family bathroom serves the remaining rooms. Rising to the second floor, a versatile loft room offers additional space ideal as a home office, studio, playroom or occasional guest area, adapting easily to

changing lifestyle needs. Outside, the rear garden has been beautifully landscaped to create a private and tranquil retreat. A patio area leads up two gentle steps to a raised decked seating area, perfectly designed for outdoor dining and summer gatherings. The garden also provides access to a useful shed and is enclosed predominantly by attractive stone walling, enhancing both character and privacy. With its south westerly orientation, the garden enjoys plenty of afternoon and evening sunshine, making it a wonderful extension of the living space. Living in this part of Clevedon offers an enviable lifestyle. The town is renowned for its Victorian seafront, coastal walks and iconic pier, while independent boutiques, coffee shops and restaurants create a vibrant yet relaxed atmosphere. With excellent schooling and strong transport links nearby, this elegant period home combines everyday convenience with the charm and character of seaside living.

#### **Accommodation (all measurements approximate)**

**GROUND FLOOR** Front door opens to entrance vestibule with mosaic tiled floor, stained glass door opens to:

#### **Hallway**

A lovely space with exposed floorboards, stairs to first floor and two understairs cupboards, spotlights.

#### **Sitting Room 15' 4" into bay x 12' 4" (4.67m into bay x 3.76m)**

A bay window with plantation shutters looks out over the front garden, beautiful fireplace incorporating a coal effect gas fire, television storage unit, picture rail. Exposed floorboards flowing through into:

#### **Dining Room 13' 8" x 10' 0" (4.16m x 3.05m)**

A second beautiful fireplace takes centre stage with built in cupboard to the right hand side. Picture rail, double doors give access to:

#### **Rear Lobby**

With tiled floor, a work surface with storage below and wine rack and door opening to the rear garden.

#### **Kitchen/Breakfast Room 17' 2" x 10' 2" (5.23m x 3.10m)**

Measurements exclude a bay window with window seat. Fitted with a range of wall and base units with butchers block work surfaces incorporating a double ceramic sink with mixer tap, double electric oven with five ring gas hob and concealed extractor hood. Integrated appliances to include fridge/freezer and dishwasher, plumbing for washing machine, tiled splashbacks, tiled floor, spotlights. Access to the Worcester gas fired combination boiler. Two further windows and door to rear garden.

## FIRST FLOOR

**Landing.** With stairs to second floor.

### **Bedroom 1 15' 2" into bay x 10' 6" (4.62m into bay x 3.20m)**

A lovely master bedroom with a bay window looking out onto Marson Road, stunning fireplace, picture rail.

### **Bedroom 2 13' 1" x 10' 1" (3.98m x 3.07m)**

NB. Measurements include en-suite. Another beautiful fireplace, picture rail, window to rear.

### **En-Suite**

Three piece white suite of WC, corner washhand basin and separate shower cubicle with mains shower, partially tiled walls, tiled floor, extractor fan.

### **Bedroom 3 10' 5" x 10' 2" (3.17m x 3.10m)**

Measurements include a built in cupboard. Window overlooking the rear garden, pretty bedroom fireplace, picture rail.

### **Bedroom 4 8' 9" x 5' 3" (2.66m x 1.60m)**

Window to front, picture rail.

### **Bathroom**

Three piece white suite of WC, washhand basin, bath with mains shower, fully tiled walls, tiled effect floor, window, chrome ladder radiator.

### **Loft Room 13' 8" x 12' 4" (4.16m x 3.76m)**

NB. Measurements are floor space due to some restricted head height because of the pitch of the roof. Skylight to rear, two accesses to storage and an impressive brick arch.

## OUTSIDE

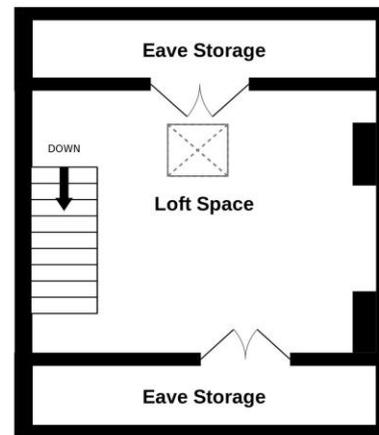
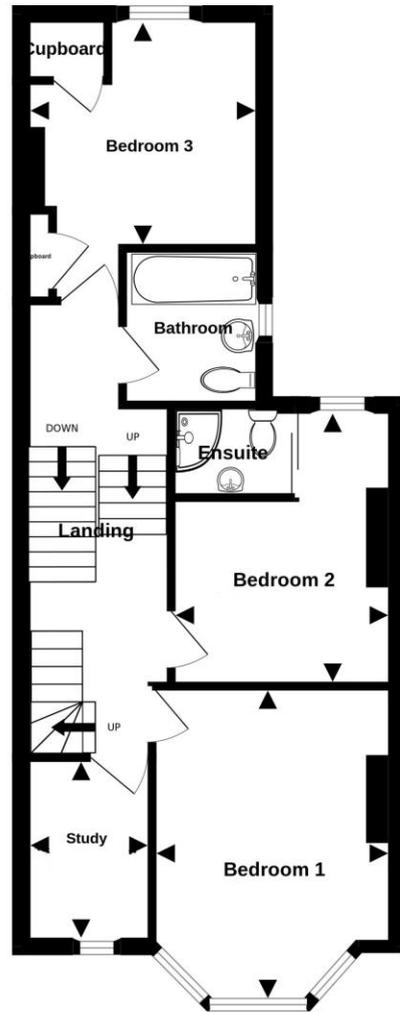
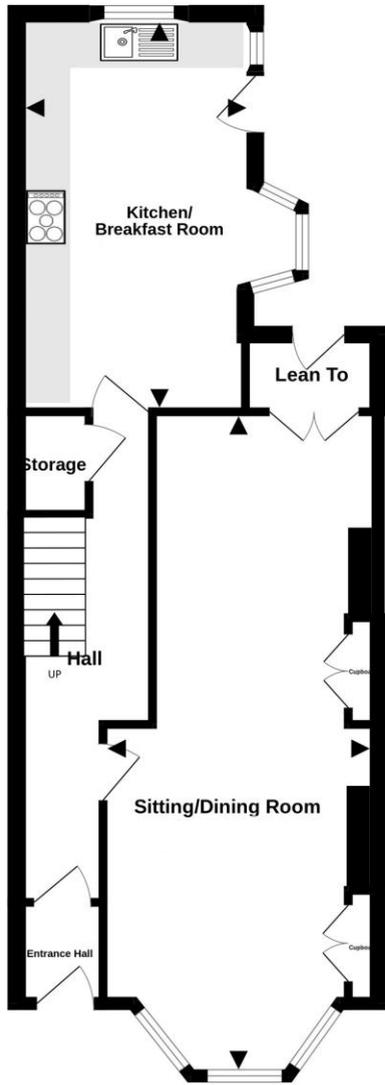
From Marson Road a pillared pedestrian entrance with a wrought iron gate gives access to a block paved path which leads to the front door. The front garden has been laid to stone chippings, there is an enclosed wooden bin storage and small trees.

### **The Rear Garden**

The rear garden has been beautifully landscaped consisting of a patio and two steps raised to a lovely deck incorporating seating, there is access to a garden shed and the garden is bound by predominantly stone walling. It also offers a great amount of privacy and has the added advantage of being south westerly facing. Outside water tap.





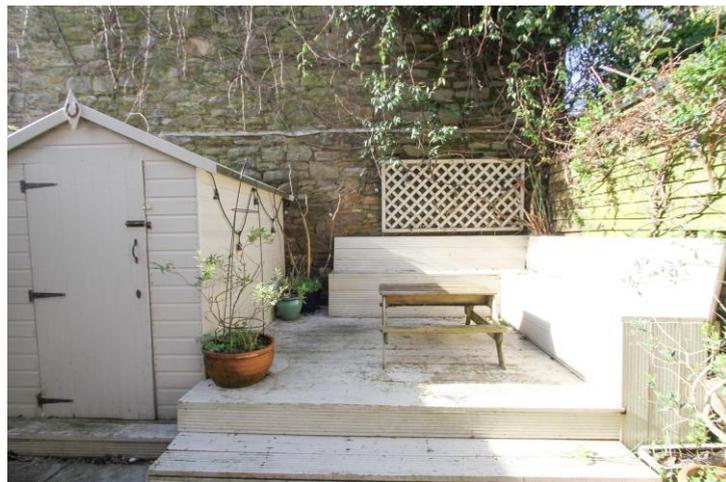
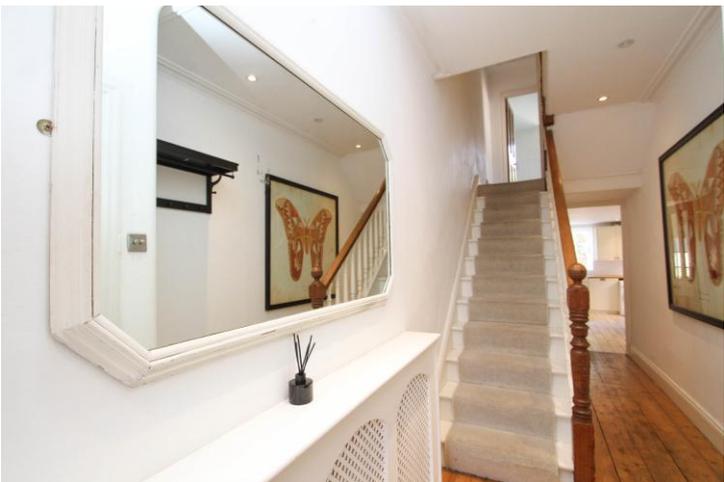


20 MARSON RD

TOTAL FLOOR AREA : 143.7 sq.m. (1547 sq.ft.) approx.

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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