



51 The Avenue, Clevedon, BS21 7DZ  
**£895,000**

Steven  
*Smith*

Set on the highly sought after The Avenue in Clevedon, this stunning three bedroom detached bungalow combines timeless elegance with contemporary comfort. Step through the welcoming hall and immediately feel the sense of space and light that flows throughout the home. The sitting room invites relaxation with its refined ambience, while the impressive kitchen opens effortlessly to a stylish dining area, perfect for hosting intimate dinners or lively gatherings. A practical utility room adjoins the kitchen, offering convenient space for laundry and storage without compromising the sleek design. Beyond, a generously proportioned conservatory bathes in sunlight, offering the ideal spot to enjoy a morning coffee or a quiet moment with a book while gazing out over the beautifully landscaped gardens. Each of the three double bedrooms is a sanctuary of calm, complete with luxurious en suite facilities, while a separate WC off the hall adds convenience for family life or guests. Outside, automatic gates reveal a driveway leading to a garage, ensuring security and ease. The rear gardens, designed with both beauty and practicality in mind, create a tranquil backdrop for alfresco entertaining, summer barbecues, or simply unwinding in a private haven of greenery. Offered with no onward chain, this exceptional home

perfectly balances sophistication, comfort, and lifestyle, making it a rare and captivating find on one of Clevedon's most desirable streets.

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

Front door opens to:

#### **Hall**

With spotlights, access to loft space.

#### **Cloakroom**

Suite of WC with concealed cistern, washhand basin, fully tiled walls and floor, spotlights.

#### **Sitting Room 19' 7" x 14' 0" (5.96m x 4.26m)**

A dual aspect room with window to side and second window to front. Feature gas fireplace.

#### **Kitchen 12' 8" x 12' 7" (3.86m x 3.83m)**

Beautifully fitted with a comprehensive range of wall and base units with granite working surfaces, stainless steel sink with mixer tap, instant hot water tap and cold water filter, integrated appliances to include larder fridge and separate larder freezer, double electric oven, five ring electric hob with contemporary extractor hood and dishwasher. Wood effect floor, spotlights, door to utility and opening to:

#### **Dining Room 15' 0" x 9' 3" (4.57m x 2.82m)**

A lovely dining area with a breakfast bar to the kitchen and opening to:

#### **Conservatory 22' 8" x 10' 0" (6.90m x 3.05m)**

A great addition to the property of dwarf wall and PVC double glazed construction with working blinds and a glass roof also with blinds. French doors to rear garden.

#### **Utility Room 12' 8" x 9' 2" (3.86m x 2.79m)**

Fitted with a range of wall and base units with granite working surfaces, stainless steel sink, plumbing for washing machine and space for a tumble dryer, wine rack, spotlights. Measurements include an airing cupboard with radiator, door and window to side. Door opens to:

#### **Boiler Room**

In this space there is access to the Vaillant gas fired boiler and the pressurised hot water cylinder. There is also a door giving access to:

#### **Garage 16' 4" x 7' 11" (4.97m x 2.41m)**

With automatic up and over door, power and light and obscure window to side.

#### **Bedroom 1 16' 1" x 9' 11" (4.90m x 3.02m)**

With two windows to side, door opens to:

### **En-Suite Bedroom 1**

Beautifully fitted with a three piece white suite of WC with concealed cistern, washhand basin with storage below, walk in king size shower cubicle, fully tiled walls and floor, spotlights, obscure window, chrome ladder radiator. Door opens to:

### **Bathroom**

Beautifully fitted with an oversized bath, fully tiled walls and floor, obscure window, radiator, spotlights. There is also a door to the second en-suite.

### **Bedroom 2 15' 11" x 9' 11" (4.85m x 3.02m)**

French doors open to the rear gardens.

### **En-Suite**

Beautifully fitted with a three piece white suite of WC with concealed cistern, washhand basin with storage below, walk in king size shower cubicle, fully tiled walls and floor, chrome ladder radiator, obscure window, spotlights. Door opens to:

### **Bathroom**

This is the same bathroom which is accessed from bedroom 1's en-suite.

### **Bedroom 3 19' 7" x 10' 9" (5.96m x 3.27m)**

Window looking out to front. Skylight.

### **En-Suite Bedroom 3**

Beautifully fitted with a three piece white suite of WC with concealed cistern,

washhand basin set into vanity unit with storage below and above, bath with mains shower and glass shower screen door, fully tiled walls and floor, chrome ladder radiator, spotlights, extractor fan.

### **OUTSIDE**

From The Avenue a pillared entrance with automatic gates open to a u-shaped resin driveway providing off road parking for numerous cars which in turn leads to the single garage. The front gardens have been cleverly landscaped consisting of small trees and established shrubs to borders and immediately outside of the sitting room is a small patio. A patio pathway also gives access to the front door. Access to the rear garden can be gained via either side of the property.

### **The Rear Garden**

The rear garden is a particular delight and has been beautifully landscaped by the current owners, immediately outside of the property is a lovely patio which will enjoy plenty of the summer sun. There is a circular lawn and access to a greenhouse, a gate then opens to the second part of the garden where there is a feature stone built raised pond, a block paved patio and then a second manicured lawn with block paved pathways either side leading to the circular patio at the end of the garden, again enjoying plenty of the summer sun.

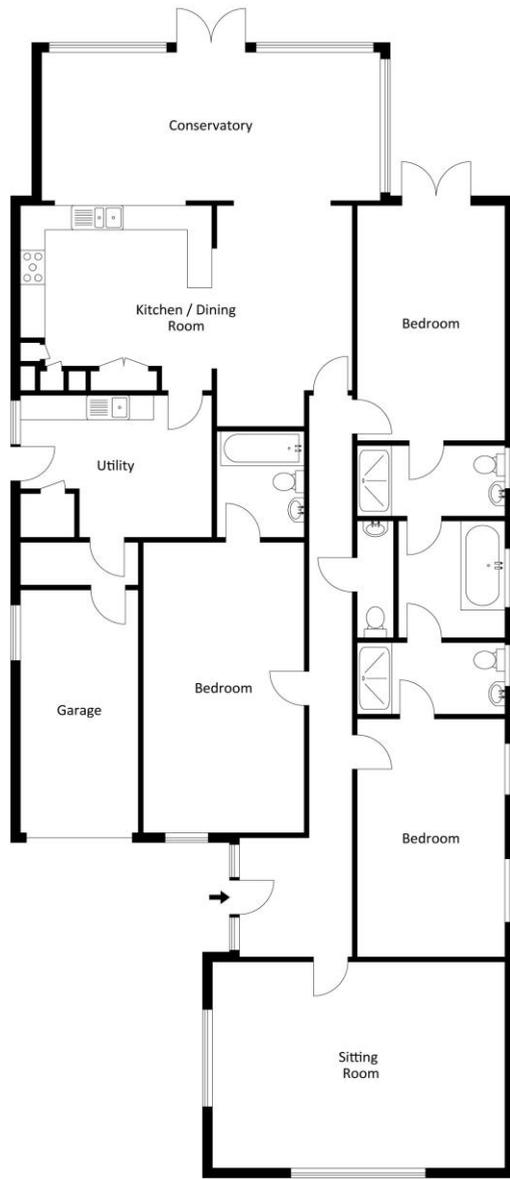
There is access to a garden shed and the boundaries are beautifully stocked with a fine array of established shrubs, perennials and trees. The gardens have been added advantage of being level and are bound by feather-board fencing.





# 51 The Avenue, Clevedon

Approx. Area 2039.10 Sq.Ft - 189.40 Sq.M  
(Total area includes garage)



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.



Detached Bungalow



Freehold



3



Garden



3



E



3

**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.

A: 12 The Triangle, Clevedon, North Somerset BS21 6NG

T: 01275 877771 W: [stevensmithhomes.co.uk](http://stevensmithhomes.co.uk)

E: [steven@stevensmithhomes.co.uk](mailto:steven@stevensmithhomes.co.uk) FB: [@stevensmithhomes](https://www.facebook.com/stevensmithhomes)

Steven Smith Town & Country Estate Agents Ltd. Registered Address: 12 The Triangle, Clevedon, North Somerset BS21 6NG. Registration Number: 7177353. Registered in England & Wales

