

Edward Road Clevedon BS21 7DP

£1,375,000

marktempler

RESIDENTIAL SALES





	<b>Property Type</b>	House - Detached
	<b>How Big</b>	2499.00 sq ft
	<b>Bedrooms</b>	5
	<b>Reception Rooms</b>	2
	<b>Bathrooms</b>	5
	<b>Warmth</b>	Air Source Heating
	<b>Parking</b>	Driveway & Carport
	<b>Outside</b>	Extensive Rear
	<b>EPC Rating</b>	C
	<b>Council Tax Band</b>	F
	<b>Construction</b>	Standard
	<b>Tenure</b>	Freehold

This substantial detached home combines generous proportions with a welcoming sense of space, offering a wonderful blend of style, comfort and thoughtful design. Approached via a prominent entrance and spacious driveway, the property immediately captures your attention, complemented by a timber carport with space for two cars and convenient side storage.

Inside, an impressive entrance hall sets the tone, where an elegant oak staircase with glass panels creates an immediate sense of light and sophistication. The home's flowing layout offers remarkable flexibility, perfectly suited to modern family living.

At the heart of the property lies a stunning open plan kitchen and living space, beautifully arranged to make the most of the connection with the rear garden. Bi-folding doors span across the rear, opening onto the raised patio and extensive enclosed garden beyond. The contemporary kitchen is both stylish and practical, featuring solid worktops, a central island with breakfast bar, two ovens and an integrated dishwasher. The adjoining dining area with pendant lighting provides a lovely setting for family meals, while a comfortable seating area makes this an ideal everyday living space. A separate sitting room offers a tranquil retreat, enjoying a pleasant dual aspect and the warmth of a log burner—perfect for peaceful evenings or dedicated family time.

The ground floor provides excellent accommodation with three well-proportioned bedrooms, all with built-in wardrobes. Two benefit from indulgent en suite shower rooms with luxurious walk-in showers, complemented by a further family bathroom. Upstairs, the main bedroom serves as a luxury sanctuary, complete with its own en suite and access to a balcony where you can relax and enjoy views over the garden. A further bedroom and an additional guest bathroom enhance the versatility of this floor.

Positioned in a prime Upper Clevedon location on Edward Road, it enjoys excellent access to Clevedon Golf Club and the Cricket Club, as well as being within walking distance of Hill Road's boutique shops, cafés and restaurants via the zigzag path. Clevedon Secondary School is also just a short walk away, making this an exceptionally convenient setting for family life.

With five bedrooms, five bathrooms and a dedicated office, this home is perfectly equipped for both busy family life and quieter moments. The expansive rear garden, framed by mature trees, offers an attractive backdrop for entertaining, play or simple relaxation. High-quality finishes throughout complete the appeal of this beautifully designed home that effortlessly balances comfort with elegance.







A beautifully finished five-bedroom home in prime Upper Clevedon, offering flexible living, generous gardens and easy access to schools, amenities and leisure.



#### HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

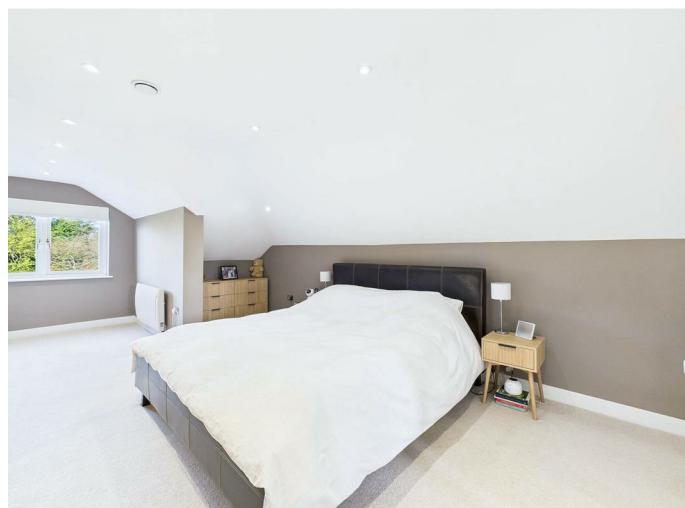
**Proof of Identification** - Full name, date of birth, and residential addresses for the past three years (for a free electronic ID check).

**Proof of Funding** - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

**Proof of Chain** - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Thomas Legal**: £225 + VAT **Birkett Building Consultancy**: 12.5% of net commission **The Mortgage Centre**: 20% of net commission. All referral fees are included in any quotes provided, and there's no obligation to use these services.



## Material Information

### UTILITIES

Mains electric, water and drainage.

Air source heat pump.

Mechanical Vent Heat Recovery System (MVHR)

Solar panels which are owned.

### BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1800 Mbps and highest available upload speed 220 Mbps.

Mobile coverage is good outdoor and variable in-home. Subject to your network.

This information has either been sourced via the sellers of the property or checker.ofcom.org.uk and is accurate to the best of knowledge.

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