

42 Esmond Grove, Clevedon, BS21 7HP

**£475,000**

Steven Smith

Positioned in a sought after spot in Upper Clevedon close to the local cricket ground, this versatile three bedroom semi detached dormer bungalow is offered to the market with no onward chain, presenting a wonderful opportunity.

Approached via a generous driveway that provides ample off street parking and leads directly to a covered carport and single garage, the property enjoys a neat, low maintenance gravelled frontage framed by mature shrubs and colourful planting.

Stepping inside, the ground floor is arranged for easy, adaptable living. A welcoming sitting room serves as the heart of the home, anchored by a charming natural stone fireplace and a wide bay window with a glazed door opening seamlessly into the conservatory. Stretching across the rear of the house, the bright conservatory features attractive herringbone style flooring and acts as a peaceful year round garden room overlooking the outdoors. The well appointed kitchen is fitted with a comprehensive range of warm wood effect wall and base units, integrated eye level cooking appliances, a sleek stainless steel extractor hood and a window looking out through the conservatory toward the garden. Also located on the ground floor are two comfortable bedrooms alongside a practical wet room, making the layout ideal for those seeking single level convenience with space for guests or a home office.

Rising to the first floor, you will find a spacious third double bedroom and the added convenience of its own WC.

Outside, the enclosed rear garden has been thoughtfully designed for both relaxation and keen gardeners. A raised timber deck immediately adjoins the conservatory, creating an inviting spot for morning coffee or alfresco dining while looking out over the central manicured lawn. Winding pathways bordered by established beds, raised sleeper planters, and a productive greenhouse lead toward the rear boundary, where a substantial timber workshop offers fantastic space for hobbies, storage, or DIY projects.

Set in the desirable Upper Clevedon area, the location balances quiet residential living with vibrant community life. Just moments from the local cricket ground for relaxed summer afternoons, the property is also within reach of scenic coastal walks along the historic Clevedon Pier and seafront, independent boutiques and cafes on Hill Road, and the natural beauty of Poet's Walk, making it an ideal base to enjoy everything this charming Victorian seaside town has to offer.

**Accommodation (all measurements approximate)**

**GROUND FLOOR**
Front door opens to porch, door opens to:

**Hallway**
Stairs to first floor, cupboard for coats.

**Sitting Room 17' 5" into bay x 12' 10" (5.30m into bay x 3.91m)**
A lovely room with a bay style window and door opening into the conservatory, feature fireplace incorporating a coal effect gas fire.

**Conservatory 18'4" x 7'4" max 5'9" min**
A great addition of the property of UPVC double glazed construction with a door opening to the rear garden, wood effect floor.

**Kitchen 10' 2" x 8' 10" (3.10m x 2.69m)**
Fitted with a comprehensive range of wall and base units with working surfaces, sink with mixer tap, plumbing for washing machine, space for fridge/freezer, electric oven with built in microwave above, four ring electric hob with contemporary extractor hood, integrated dishwasher, plumbing for washing machine and space for fridge/freezer, tiled splashbacks, tiled floor and window looking into the conservatory.

**Bedroom 1 11' 9" x 11' 4" (3.58m x 3.45m)**
Measurements exclude an understairs cupboard. Two windows overlooking the front garden back onto Esmond Grove.

**Bedroom 2 10' 4" x 8' 10" (3.15m x 2.69m)**
Window to front.

**Wet Room**
Fitted with a suite of WC with concealed cistern, washhand basin set into vanity unit with storage below, walk in shower with Mira electric shower, obscure window, partially tiled walls, chrome ladder radiator.

**FIRST FLOOR**
**Landing.** Access to loft space and the airing cupboard housing the Vaillant gas fired combination boiler.

**Bedroom 3 16'0" max 10'4" min x 13'0"**
A light room with a window to side providing an outlook back down Esmond Grove.

**WC**
With a suite of WC, washhand basin with tiled splashback with storage below and access to useful storage.

**OUTSIDE**
From Esmond Grove a driveway provides off road parking and leads under a carport to the single garage. The front garden is laid to stone chippings with pretty borders. A ramp then gives access to the front door. A lockable door gives access to the side which leads to:

**The Rear Garden**
The rear garden has been beautifully maintained by the current owner. Immediately outside from the door to the conservatory is a raised deck with wooden balustrade and two steps descend leading to the garden. The garden has a central lawn with beautifully established borders and three raised vegetable plots. A small pergola, a greenhouse and access to a workshop. There is also a personal door to the garage and the gardens will enjoy plenty of the summer sun and a good amount of privacy. They are bound by predominantly feather-board fencing and to the left hand side concrete pillared panelled fencing.



















## Ground Floor

Approx. 76.7 sq. metres (825.2 sq. feet)

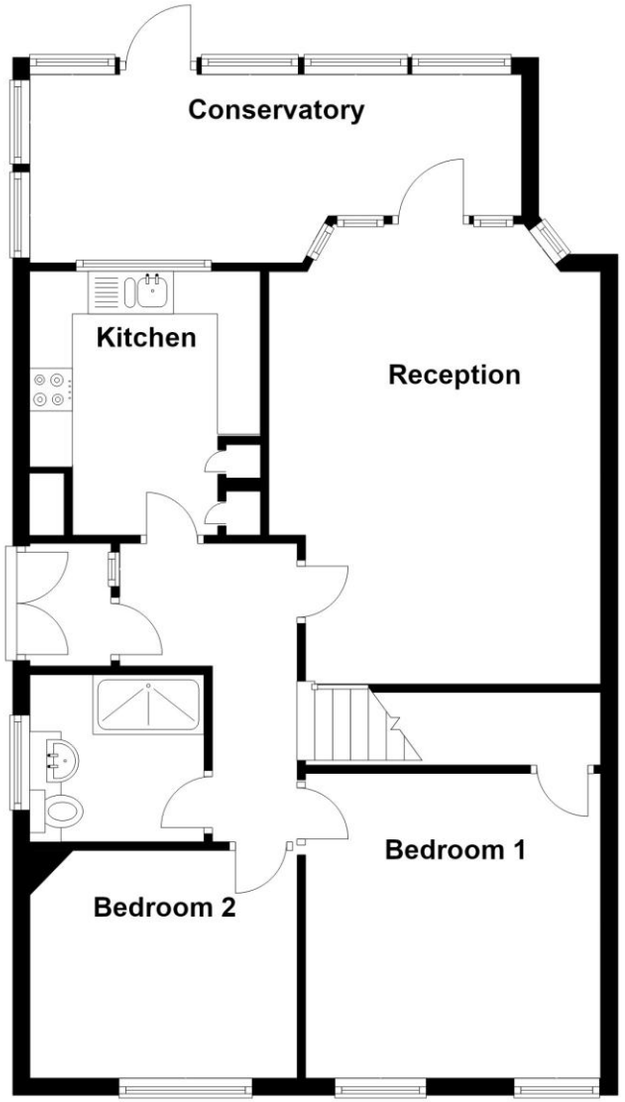
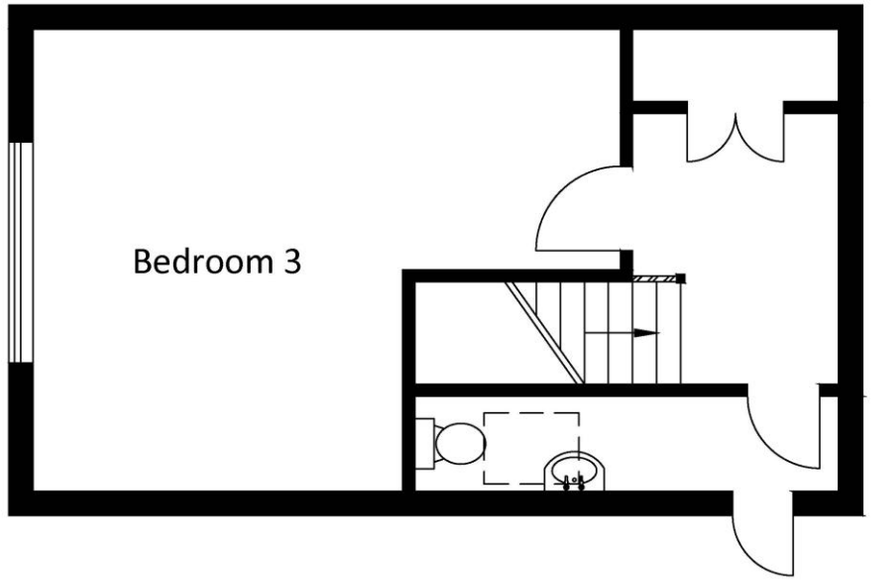



Illustration for identification purposes only, measurements are approximate, not to scale. Floorplan produced by W
Plan produced using PlanUp.

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Approx. Area 286.90 Sq.Ft - 26.70 Sq.M




## First 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.
Floor plan produced by Westcountry EPC.

Chalet Bungalow

Freehold

3

Garden

1

D

2

EPC D

Gas Central Heating

Garage & 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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