



37 Shelley Avenue, Clevedon, BS21 6HD
£459,950

Steven
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This exceptional four bedroom semi detached family home has been thoughtfully extended and modernised to offer a seamless blend of contemporary design and comfortable lifestyle living. Situated within a highly sought after cul de sac just off the Kenn Road in Clevedon, the property immediately impresses with its attractive brick facade, expansive block paved driveway and a practical covered carport.

The heart of the home revolves around versatile, fluid living spaces designed for both quiet family evenings and effortless entertaining. A welcoming entrance hallway flows into a bright and inviting front sitting room, while the separate, expansive lounge and dining area to the rear functions as the true social hub. This impressive space opens directly onto the garden, creating a wonderful indoor outdoor flow. Adjoining this is a sleek, modern kitchen meticulously fitted with premium cabinetry and a full suite of integrated appliances, making meal preparation a social experience. The ground floor layout is exceptionally well suited for extended families, guests, or multi generational living, boasting a downstairs double bedroom complete with its own stylish en suite shower room, alongside a further pristine family bathroom.

Upstairs, the first floor hosts three additional well proportioned bedrooms, ensuring everyone has their own private sanctuary. Stepping outside, the beautifully landscaped rear garden is a private oasis designed with low maintenance relaxation in mind. A neat central lawn is framed by a generous patio area, which leads up to a stunning, dark framed wooden pergola with a sheltered roof. This dedicated outdoor lounge area

serves as the perfect spot for alfresco dining, hosting summer barbecues, or enjoying a quiet morning coffee while taking in the peaceful surroundings. Situated in a prime pocket of Clevedon, the location perfectly balances suburban tranquillity with coastal town vibrant lifestyle.

Commuters will love the exceptionally easy access to the M5 motorway network and nearby Yatton train station, while families will appreciate the close proximity to highly regarded local schooling. A short, pleasant stroll takes you into the heart of Clevedon to explore its historic Clevedon Pier, vibrant independent boutiques and the scenic pebble beach. For weekends, the stunning Poets Walk coastal path and the bustling café culture along Hill Road offer endless opportunities to unwind and enjoy the very best of Somerset coastal living.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to:

Hall

Tiled floor.

Sitting Room 15' 10" x 10' 8" (4.82m x 3.25m)

A dual aspect room with window overlooking the impressive front garden and second window to side. Feature fireplace with built in book storage either side.

Kitchen 10' 10" x 9' 11" (3.30m x 3.02m)

Beautifully fitted with a comprehensive range of wall and base units with slimline worktops, electric oven with four ring induction hob and contemporary extractor hood. Integrated

appliances to include fridge/freezer and dishwasher. Sink with mixer tap. Measurements exclude an understairs cupboard/utility with plumbing for washing machine and space for self condensing tumble dryer. Spotlights, wood effect floor flows through into:

Lounge/Diner 18' 11" x 8' 7" (5.76m x 2.61m)

With a breakfast bar opening to the kitchen, french doors and window to rear garden and door to front. Door opens to:

Bedroom 4 13' 2" x 7' 1" (4.01m x 2.16m)

Window overlooking the rear garden, wood effect floor, spotlights.

En-Suite

Beautifully fitted with a three piece white suite of WC, washhand basin with storage below, shower cubicle with mains shower, partially tiled walls, ceramic tiled floor, chrome ladder radiator, spotlights, extractor fan.

From the hallway there is also access to:

Bathroom

Beautifully fitted with a three piece white suite of WC, contemporary washhand basin with storage below, bath with mains shower and glass shower screen door, recess area ideal for shower gels, partially tiled walls, tiled floor, ladder radiator, two obscure windows, spotlights, extractor fan.

FIRST FLOOR

Landing. Access to loft space.

Bedroom 1 15' 11" x 10' 5" (4.85m x 3.17m)
Measurements include a run of built in wardrobes and a second cupboard. Dual aspect room with window to front and second window to side.

Bedroom 2 9' 11" x 7' 11" (3.02m x 2.41m)
Measurements include an over stairs height area so the floor space will be reduced inside. Measurements exclude built in storage. Window to side.

Bedroom 3 7' 8" x 7' 8" (2.34m x 2.34m)
With window overlooking the rear garden.

OUTSIDE

From Shelley Avenue a pillared entrance gives access to a beautifully maintained block paved drive which extends down the side of the property leading to a car port and providing off road parking for two to three cars. There is then access to the front door and a second door to the lounge/diner. The front gardens have been beautifully landscaped with a contemporary twist consisting of slate shingles and different coloured stone shingles.

The Rear Garden

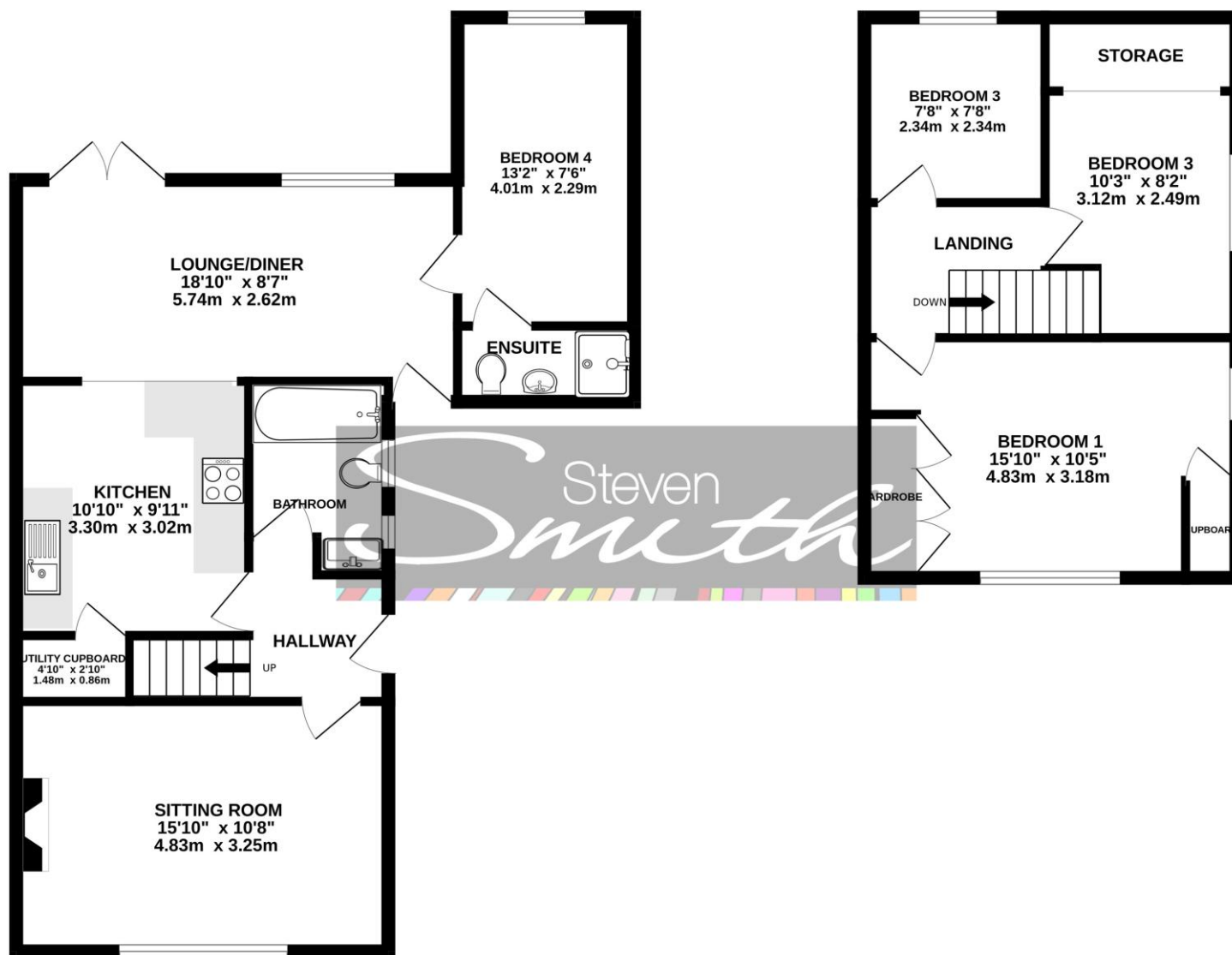
The rear garden is accessed via the lounge/diner, immediately outside of the property is a patio which opens to a level lawn and leads to a deck at the rear of the garden. To the right hand side there is a lovely seating area on a patio covered by a contemporary pergola. There are some small shrubs to borders.





GROUND FLOOR

1ST FLOOR



Semi Detached House



Freehold



4



Garden



2



C



2

EPC

D



Gas Central Heating



Parking

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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Please Note

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