

27 Fearnville Estate, Clevedon, BS21 6PX

£599,950

Steven Smith

Situated within the highly sought after Fearnville Estate in Clevedon, this beautifully extended 1930s four bedroom semi detached home perfectly blends classic character with modern family living. From the moment you arrive, the property commands an impressive street presence, featuring a spacious driveway with ample parking that guides you toward the welcoming front entrance.

Stepping inside, the ground floor opens up into a wonderfully fluid and light filled layout designed with modern lifestyles in mind. A cosy, bay fronted sitting room provides an intimate space to unwind at the end of the day. Beyond this, the heart of the home unfolds into an expansive rear extension that seamlessly connects a bright secondary reception area with a generous kitchen and dining room. This open concept zone serves as the ultimate hub for both daily family life and grand scale entertaining, looking out through large patio doors onto the outdoor spaces. A highly practical addition to this level is a separate ground floor shower room, perfectly suited for busy households.

Upstairs, the first floor layout comprises four well proportioned bedrooms and a family bathroom. The generous master bedroom enjoys large windows that flood the room with natural light, while the remaining bedrooms offer great flexibility to accommodate a growing family, a dedicated home office, or a peaceful guest retreat.

The outdoor spaces are equally enchanting, offering a private haven designed for relaxation and outdoor leisure. The beautifully landscaped rear garden features a lawn bordered by mature trees and fencing, ensuring an excellent degree of privacy. A lovely flagstone patio provides the perfect spot for morning coffees or alfresco dining, complemented by a versatile covered gazebo area that allows you to enjoy the garden all year round, rain or shine.

Living in the Fearnville Estate offers a truly enviable lifestyle. This friendly and peaceful neighborhood is perfectly positioned to enjoy the best of Clevedon's vibrant coastal charm. You are just a short distance from the historic Victorian pier, scenic seafront walks, and the independent boutiques and cafes of Hill Road. With excellent local schooling and convenient commuter links close at hand, this exceptional home provides a perfect balance of community warmth, historic character, and coastal convenience.

Accommodation (all measurements approximate)
GROUND FLOOR
Front door opens to porch, door opens to:

Hall
Stairs to first floor, understairs cupboard, wood effect floor.

Sitting Room 14' 10" x 12' 3" (4.52m x 3.73m)
Feature gas fireplace with surround, wood effect floor, bay window looking out to front.

Living Room 15' 10" x 12' 4" (4.82m x 3.76m)
Open plan area leading to a dining space, woodburing stove, wood flooring, recess area ideal for seating or desk.

Dining Area 18' 7" x 11' 11" (5.66m x 3.63m)
Wood effect flooring and patio doors that lead out to the garden, two velux windows.

Kitchen/Diner 16'8" max 7'0" min x 15'10" max 7'7" min
Entered from the living room into a l-shaped kitchen, fitted with a range of wall and base units, solid wood worktop with Belfast style sink looking out to the front of the property, single oven and gas hob with extractor hood, space for a washing machine and dishwasher, space for fridge/freezer, breakfast bar. Space for a dining table. Spotlights and pendant light, tiled splashbacks. Vaillant combi gas boiler.

From the kitchen/diner a door opens to lobby with door to rear garden and door to:

Shower Room
Fitted with a three piece white suite of WC, washhand basin, shower cubicle with mains shower, tiled flooring, spotlights, obscure window.

FIRST FLOOR
Landing. Access to loft.

Bedroom 1 15' 8" x 12' 3" (4.77m x 3.73m)
Bay window to front, painted exposed wooden floorboards.

Bedroom 2 11' 11" x 10' 8" (3.63m x 3.25m)
Wood effect floor, window overlooking the rear garden. Feature fireplace and built in storage.

Bedroom 3 9' 4" x 8' 10" (2.84m x 2.69m)
Wood effect floor, window overlooking the rear garden.
Bedroom 4 7' 5" x 6' 11" (2.26m x 2.11m)
Wood effect floor, window overlooking the front.

Bathroom
Fitted with a three piece white suite of WC, washhand basin, bath with mains shower, heated towel rail, tiled effect floor, partially tiled walls, spotlights and obscure window.

OUTSIDE
Tucked away at the end of Fearnville Estate is number 27, a pillared entrance leads to a tarmac driveway which provides ample parking and leads to a car port, area of stone chippings. Access at the side of the property leading to the rear garden.

Rear Garden
Immediately outside the dining area there is a patio which leads onto a decked area and then a second covered patio area perfect for entertaining. A pathway splits two areas of lawn with mature trees and borders with shrubs and perennials. At the bottom of the garden there is a shed with light and power, a gate leads onto an alleyway with access onto Strode Road.















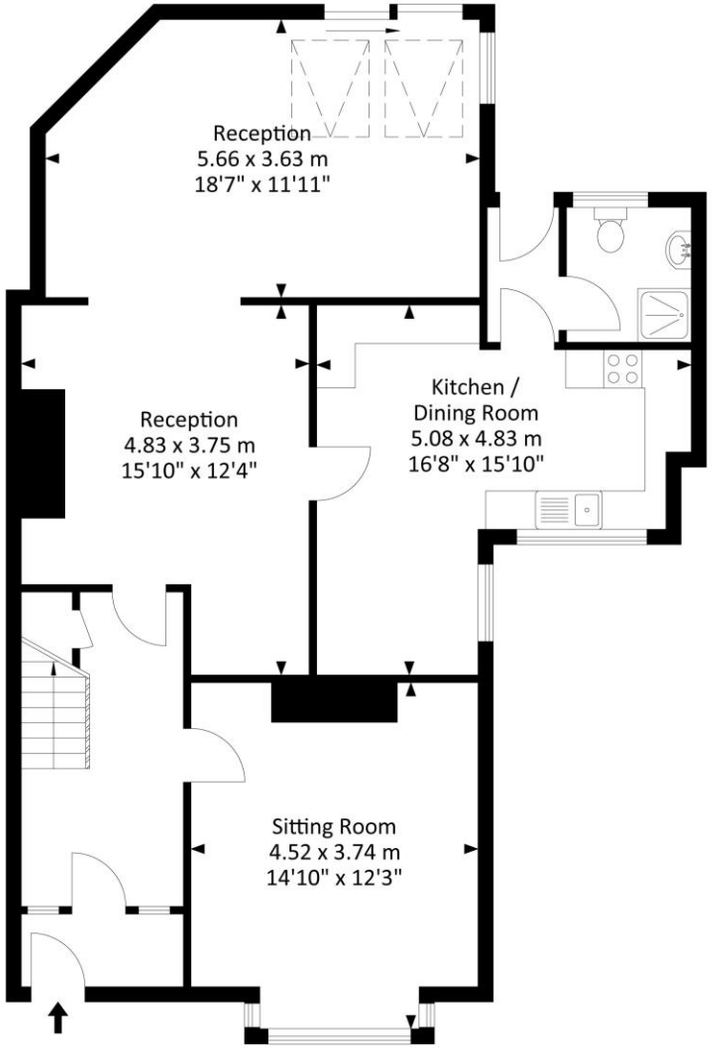





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Fearnville Estate, Clevedon BS21 6PX

Approx. Area 920.40 Sq.Ft - 85.50 Sq.M



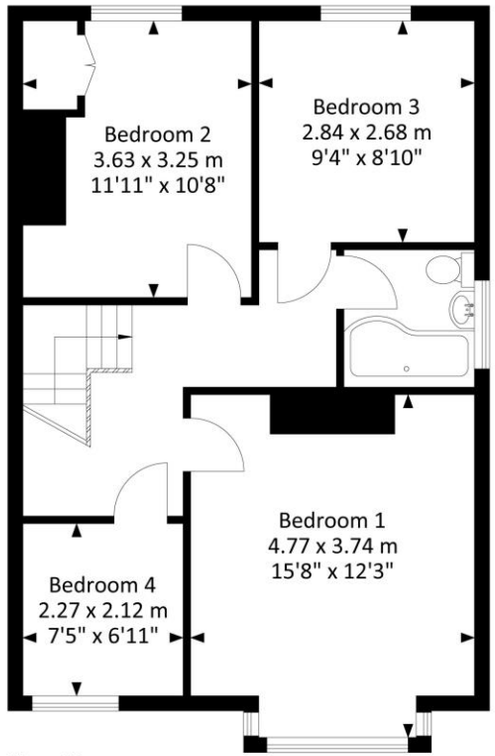
Ground Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements approximate and no responsibility is taken for any error, omission or measurement.

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Approx. Area 584.60 Sq.Ft - 54.30 Sq.M



First Floor

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Semi Detached House

Freehold

4

Garden

2

D

2

EPC D

Gas Central Heating

Parking











Health & Safety Statement
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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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