



High Street, Claverham
£725,000



debbie fortune
ESTATE AGENTS
www.debbiefortune.co.uk



Bedrooms: 4

Bathrooms: 2

Receptions: 3

This beautifully presented four-bedroom family home offers an exceptional blend of space, style and practicality, occupying a generous plot with extensive parking and an attractive landscaped rear garden. Finished to a high standard throughout, the property provides superbly proportioned accommodation designed for modern family living.

A welcoming entrance hall sets the tone for the rest of the house, with attractive oak flooring creating a sense of warmth and quality from the moment you step inside. To the front of the property is a versatile reception room, currently used as a home office, although equally well suited as a playroom, snug or additional sitting room.

To the rear, the generous sitting room enjoys a delightful outlook over the garden and provides the perfect space to relax and unwind. A striking wood-burning stove forms an attractive focal point, while bi-fold doors open onto the terrace, seamlessly connecting the indoor and outdoor living spaces.



The heart of the home is undoubtedly the impressive kitchen/dining room. Beautifully fitted with a comprehensive range of contemporary units, the area features a central island with breakfast bar seating, space for a range cooker and American-style fridge/freezer, together with a built-in dishwasher. Bi-fold doors flood the room with natural light and open directly onto the garden, making it ideal for both everyday family life and entertaining.

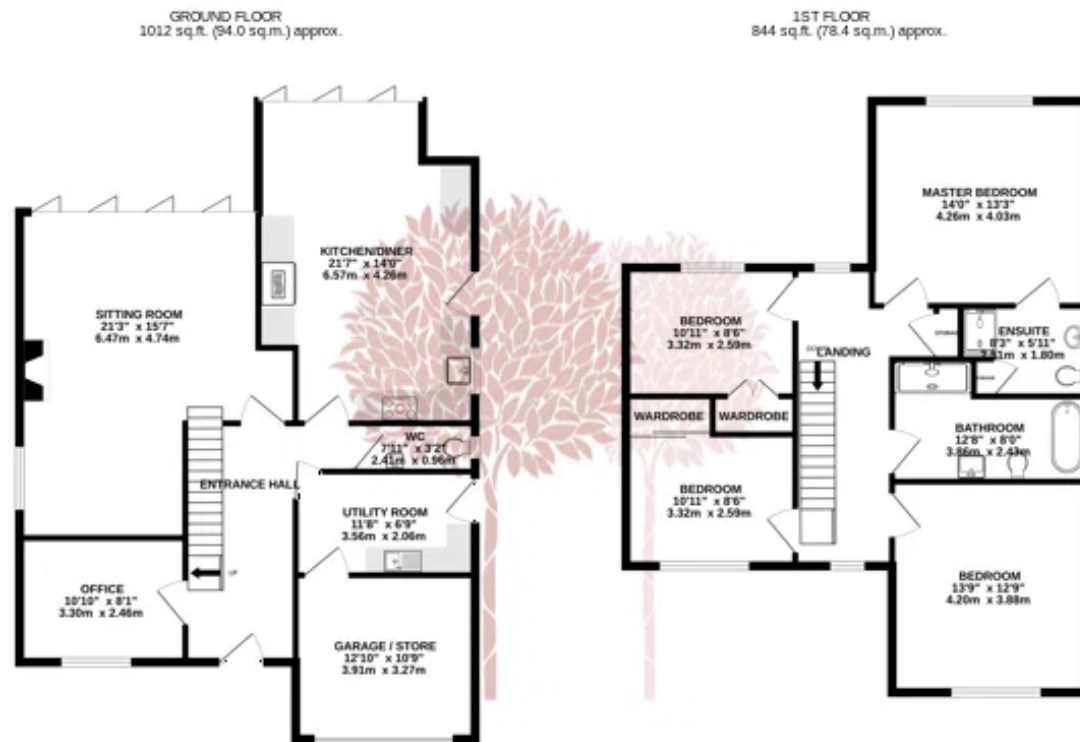
Complementing the ground floor is a stylish cloakroom and a particularly useful utility/boot room, providing excellent practical storage and laundry space.

On the first floor, a spacious galleried landing leads to four generous double bedrooms. The principal bedroom is a wonderful retreat, complete with built-in storage and a beautifully appointed en-suite shower room featuring underfloor heating. Two of the remaining bedrooms also benefit from fitted storage.

The family bathroom is exceptionally spacious and well-equipped, offering both a bath and a large walk-in shower, together with a wash basin, WC and the added comfort of underfloor heating.

Outside, the property continues to impress. To the front, a block-paved driveway provides parking for several vehicles and access to an integral storage garage. Gated side access leads to the enclosed rear garden, thoughtfully landscaped to include an attractive shaped patio, paved pathways, lawn and a useful stone-built shed. Bounded by fencing, the garden offers a safe and private space for children to play and for outdoor entertaining throughout the seasons.





TOTAL FLOOR AREA: 1855 sq.ft. (172.4 sq.m.) approx.

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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A wonderful family home in every respect, offering generous living space, quality finishes and beautifully designed gardens in a highly appealing setting.

What we love about this property... What an absolutely delightful family home; generously proportioned throughout, beautifully presented, a large garden, plenty of parking plus a garage. A house that ticks all the boxes!

Situation: The North Somerset village of Claverham has local facilities on its High Street, and its primary school (<http://www.courtdewyck.co.uk/>) and village hall are within a walk. More comprehensive shopping, social and recreational facilities are in the nearby village of Yatton, which offers all sorts of shops, restaurants and pubs. Bristol and Weston-super-Mare are within easy daily commuting distance via the A370 and there is access to the national motorway network at Clevedon, a short drive away. Yatton Railway Station offers a mainline railway service and Bristol International Airport is also within easy reach. Claverham is in the school catchment area for Backwell (<http://www.backwellschool.net/>) and there are private schools in the area at Bristol, Sidcot and Wraxall. The countryside around offers a host of country pursuits inc. walking, fishing, riding and sailing.

Directions: From our Congresbury office turn right at the traffic lights on to the A370 towards Bristol. At the next set of lights turn left to Yatton. Pass the Cadbury Garden Centre and Cadbury Country Club on your right and turn right into Claverham Road. Continue for approximately a mile and then turn left into High Street where the property will be found to the left hand side.

What3Words: [///sunflower.empty.rebounder](https://www.what3words.com/sunflower.empty.rebounder)

Material Information: This property operates on gas central heating. Council tax band: F. EPC Rating: C.

