

98a Walton Road, Clevedon, BS21 6AN

£615,000

Steven Smith

Situated with the Swiss Valley area of Clevedon, this impressive detached home offers the perfect blend of modern style, space and comfort. From the moment you arrive the property impresses with its sweeping driveway, double garage, and ample parking, making it ideal for growing families and those who love to entertain. Step inside and you are welcomed by bright, airy interiors finished to an exceptional standard. There are two elegant reception rooms which provide flexibility for relaxation or entertaining. A fitted kitchen, utility and WC complete the downstairs accommodation. Upstairs, four generous bedrooms include a principal suite with en suite, alongside a family shower room. The outside space is just as impressive. The immaculate landscaped gardens offer a peaceful sanctuary, beautifully designed for outdoor dining, play, and year round enjoyment. With its unbeatable Walton Road location, moments from coastal walks, Clevedon Pier, excellent schools and amenities, this property is more than just a house, it's a lifestyle.

Accommodation (all measurements approximate)

GROUND FLOOR
Front door opens to porch. Door opens to:

Hallway
Stairs to first floor, wood effect floor, recess area for coat hanging, integral door to garage.

Cloakroom
White suite of WC, washhand basin with storage below, tiled effect floor, extractor fan.

Sitting Room 16' 2" x 14' 11" (4.92m x 4.54m)
A lovely entertaining room with a set of french doors opening to the impressive rear garden, minster style fireplace taking centre stage. Opening to:

Dining Room 16' 5" into bay x 9' 9" (5.00m into bay x 2.97m)
A bay style window overlooks the rear garden.

Kitchen 11' 10" x 9' 9" (3.60m x 2.97m)
Fitted with a range of wall and base units with working surfaces, sink with mixer tap, electric oven with four ring gas hob and concealed extractor hood, plumbing for dishwasher and space for fridge/freezer. Breakfast bar, tiled splashbacks, window overlooking the front drive. Opening to:

Utility Room 6' 4" x 5' 9" (1.93m x 1.75m)
With working surface, 1 cupboard and stainless steel sink with tiled splashbacks. Plumbing for washing machine and space for tumble dryer, obscure window and door, extractor fan.

FIRST FLOOR
Landing. Access to loft space and cupboard for bed linen etc, obscure window to side and window to front.

Master Bedroom 16' 2" x 11' 1" (4.92m x 3.38m)
NB. Measurements include the en-suite and exclude built in wardrobes. Window overlooking the rear garden.

En-Suite
Three piece suite of WC, washhand basin and bath, partially tiled walls, tiled effect floor, obscure window, spotlights, extractor fan.

Bedroom 2 11' 11" into bay x 10' 5" (3.63m into bay x 3.17m)
Currently being used as a home office with window to front.

Bedroom 3 11' 6" x 10' 9" (3.50m x 3.27m)
Measurements exclude a built in wardrobe. Window overlooking the rear garden.

Bedroom 4 10' 10" x 7' 11" (3.30m x 2.41m)
Window to front.

Shower Room
Fitted with a three piece suite of WC with concealed cistern, washhand basin set

into vanity unit with storage below, king size shower cubicle with mains shower, partially tiled walls, obscure window, extractor fan and access to an airing cupboard, ladder radiator.

OUTSIDE
From Walton Road an attractive stone wall is split by the driveway providing off road parking for numerous cars and leading to the garage. There are two areas of lawn with established small shrubs and a feature tree and an area of stone shingle before the front door. Access to the rear garden can be gained via either side of the property.

The Rear Garden
The rear garden is a particular delight and has been beautifully landscaped by the current owners, immediately outside of the property is a generous patio, an area of lawn is then surrounded by cleverly planted shrubs and small trees. At the rear of the garden there is access to a modern summer house and these gardens will also enjoy plenty of privacy. There is also a personal door to:

Garage 17' 8" x 16' 2" (5.38m x 4.92m)
With automatic up and over door, power and light, useful loft storage, access to the Worcester gas fired combination boiler and the control panel for the solar panels and the personal door to the garden and the inter connecting door to the hallway.



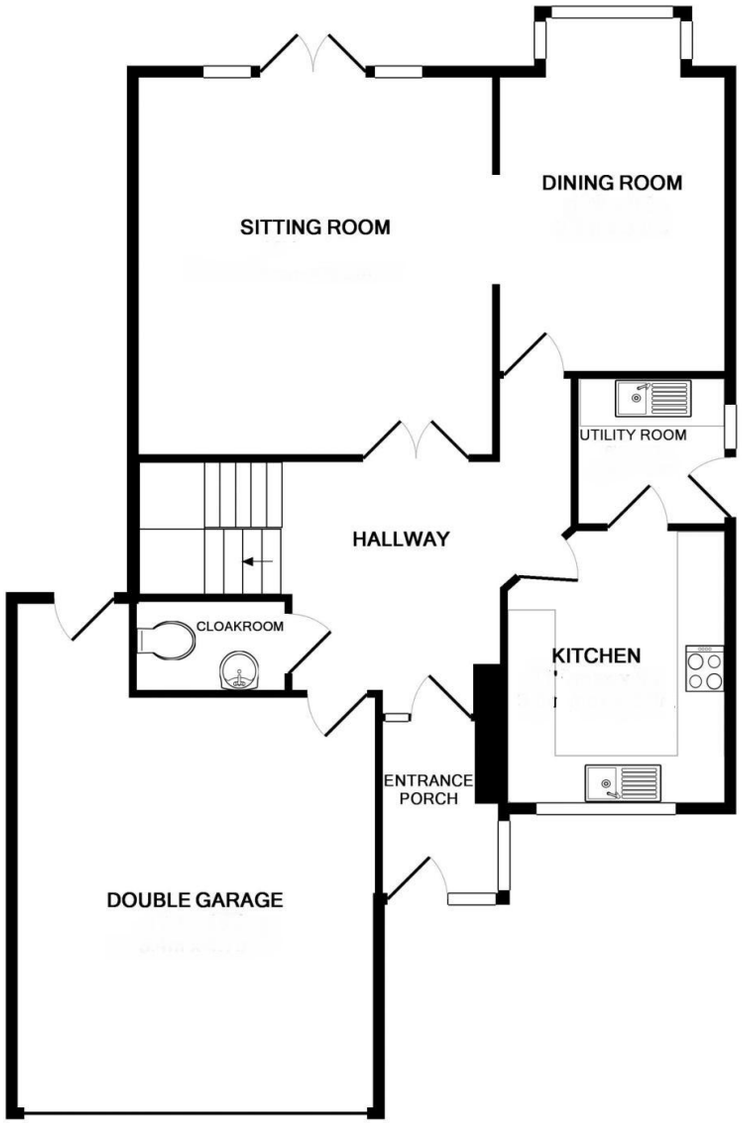




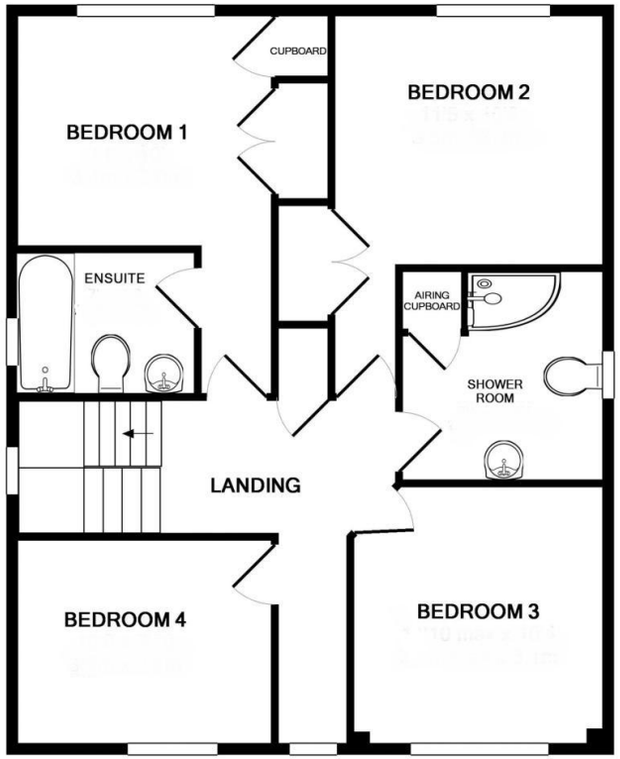








GROUND FLOOR
APPROX. FLOOR
AREA 1034 SQ.FT.
(96.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 766 SQ.FT.
(71.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1800 SQ.FT. (167.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Detached House

Freehold

4

Garden

2

E

2

EPC D

Gas Central Heating

Garage and 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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