



37 Highdale Road, Clevedon, BS21 7LR
£599,950

Steven
Smith

Situated in an established residential location towards East Clevedon, this delightful period home is the very epitome of elegance and style. Full of character and charm throughout, the property is thoughtfully presented to showcase many original features with the more contemporary additions, including new windows sympathetically fitted in May 2023, complimenting the old beautifully. Behind the pleasing stone facade and pretty arched windows, the accommodation within is deceptively spacious. To the ground floor, a welcoming sitting room with wood burning stove sets the perfect scene for enjoying evenings with family and friends, whilst a second sitting room/dining room to the rear provides a truly inviting space for dining, entertaining or simply relaxing with a good book! This floor is also host to an exquisite heritage style kitchen, separate utility and a useful downstairs cloakroom. To the first floor, there are a total of four well proportioned bedrooms. The master bedroom benefits from a luxurious boutique style shower room and there is a further beautifully fitted family bathroom to complete the accommodation. To the rear, the gardens have been cleverly landscaped to provide a fabulous outdoor space to enjoy whatever the weather, with areas of patio, artificial lawn and raised deck. In addition, there is off street parking for two vehicles. Highdale Road is ideally situated with easy access to highly regarded schools,

Clevedon Town Centre and M&S Food for those emergency items! Pretty woodland walks are close by together with excellent transport links.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to porch, door opens to:

Hallway

Stairs to first floor, understairs cupboard.

Sitting Room 13' 11" x 13' 7" (4.24m x 4.14m)

An elegant room with a beautiful woodburning stove taking centre stage with wood storage to the side. Ceiling coving, two double glazed sash style windows looking out onto Highdale Road, exposed floorboards.

Kitchen 12' 0" x 12' 0" (3.65m x 3.65m)

An exquisite kitchen fitted with a range of shaker style units with granite working surfaces incorporating a double Belfast sink, gas and electric cooker points, wine cooler, integrated dishwasher, wine rack, wood floor, window, spotlights, space for a fridge/freezer. Opening to:

Utility Area

With butchers block work surfaces incorporating a Belfast sink with storage below, plumbing for washing machine, wood floor, spotlights.

The kitchen opens to:

Sitting/Dining Room 18'1" x 8'7" max 7'3" min

A great space with an atrium style roof providing lots of natural light, wood floor, spotlights. Door opens to:

Rear Lobby

With wood floor and door giving access to the garden, window.

Cloakroom

White suite of WC with concealed cistern, contemporary circular washhand basin with tiled splashback, obscure window, wood floor.

FIRST FLOOR

Landing. An impressive space with a half landing giving access to three bedrooms with window looking over to the garden, cupboard and second cupboard giving access to the Vaillant gas fired combination boiler and the other half landing giving access to:

Bedroom 1 12' 0" x 11' 1" (3.65m x 3.38m)

A quirky room with a wood floor, two built in wardrobes, spotlights, window.

En-Suite

Three piece white suite of WC with concealed cistern, contemporary washhand basin, king size shower cubicle with mains shower, partially tiled walls, tiled floor, towel radiator.

Bedroom 2 13' 9" x 10' 3" (4.19m x 3.12m)

A spacious double bedroom with two built in wardrobes, two double glazed sash style windows providing glimpses across the roofs of Clevedon in a southerly direction towards the Mendips.

Bedroom 3 12' 2" x 11' 11" (3.71m x 3.63m)

A dual aspect room with window to rear and second window overlooking the garden.

Bedroom 4 9' 1" x 6' 11" (2.77m x 2.11m)

Window to front.

Family Bathroom

Beautifully fitted with a five piece white suite of WC with concealed cistern, freestanding bath, his and hers contemporary circular sinks set onto a vanity unit with storage below, walk in king size shower with mains shower, obscure window, spotlights, wood floor, towel radiator.

OUTSIDE

From Highdale Road steps rise with the original stone wall and lead to the front door of Number 37. A pathway continues to the side where a lockable gate gives access to:

The Garden

The garden has been cleverly landscaped by the current owners and a pathway from the rear lobby gives access to steps which rise to the first part of the

garden which is laid to patio and slate chippings and an area of artificial lawn. To the top right hand side there is a raised deck and this garden will certainly enjoy a good amount of the summer sun. There is a combination of stone walling and feather-board fencing. A lockable gate then gives access to:

Parking

Number 37 has the advantage of having two tandem parking spaces and further storage for bins etc. The parking gives access back out to Highdale Road.



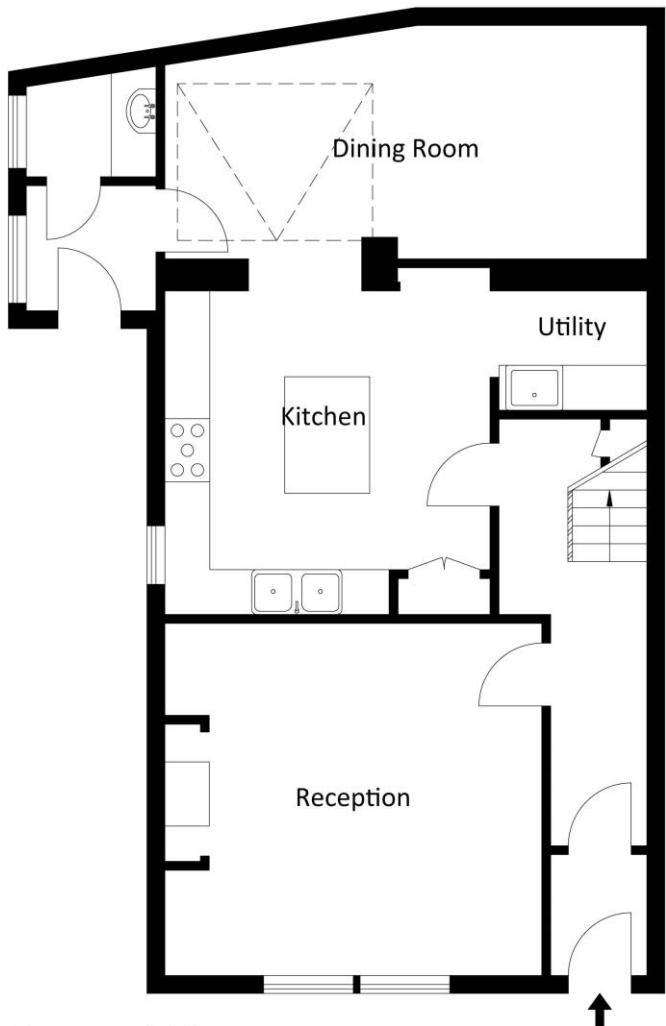






37 Highdale Road, Clevedon

Approx. Area 649.92 Sq.Ft - 60.38 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 are approximate and no responsibility is taken for any error, omission or measurement.

37 Highdale Road, Clevedon

Approx. Area 765.48 Sq.Ft - 71.12 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

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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