



31 Dart Road, Clevedon, BS21 6LS
£475,000

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Your Dream Family Home awaits situated within one of Clevedon' sought after and peaceful cul de sacs, this exceptional detached residence offers the ultimate lifestyle upgrade. Benefitting from a coveted, completely level position, the property perfectly balances quiet privacy with effortless convenience. Offered to the market with the benefit of no onward chain, this home is presented in outstanding decorative order throughout, allowing you to simply unpack and start enjoying your new coastal lifestyle immediately. An Impressive and Versatile Ground Floor Step inside to discover a remarkably spacious ground floor designed to accommodate the changing dynamics of modern family life. The true heart of the home is the contemporary kitchen and dining space, perfectly curated for everything from busy weekday breakfasts to lively evening dinner parties. Alongside a convenient downstairs cloakroom, the property boasts three impressive reception rooms. Among these is a highly versatile third reception space, which effortlessly adapts to your specific needs, whether you require an inspiring work from home office, a cosy teenage snug, or a peaceful fifth bedroom for guests. A Sanctuary of Space Upstairs The sense of space and luxury continues upstairs, where four beautifully presented bedrooms await. The principal bedroom serves as a private sanctuary, complete

with its own stylish en suite shower room. Three additional generous bedrooms offer plenty of space for a growing family, all serviced by an excellent modern family bathroom. Generous Gardens and Ample Parking The impressive proportions of the interior are mirrored outside. The rear garden offers a private haven for outdoor entertaining, weekend relaxation and safe areas for children to play. To the front, the property benefits from a driveway providing ample off road parking. This is a rare opportunity to secure a turnkey family home on the level in Clevedon.

Accommodation (all measurements approximate) GROUND FLOOR

Front door opens to entrance vestibule. Door opens to:

Hallway

Stairs to first floor, understairs storage. Second storage cupboard.

Sitting Room 14' 8" x 11' 5" (4.47m x 3.48m)

Window overlooking the front gardens. TV aerial point.

Kitchen/Diner 17' 8" x 8' 5" (5.38m x 2.56m)

Fitted with a range of base units with working surfaces, plumbing for washing machine and slimline dishwasher. Sink

with mixer tap, gas and electric cooker points, space for undercounter fridge, tiled effect floor, window and doors opening into:

Conservatory 17' 5" x 7' 0" (5.30m x 2.13m)

French doors open out to the rear gardens. Tiled floor. From the kitchen a door opens to:

Snug Room/Bedroom 5 13' 3" x 8' 6" (4.04m x 2.59m)

Window looking out onto the rear gardens. From the snug room a door opens to useful storage space.

Cloakroom

Fitted with a white suite of WC, washhand basin, obscure window.

FIRST FLOOR

Landing. Access to loft space and the airing cupboard housing the Worcester gas fired combination boiler.

Bedroom 1 17' 4" x 8' 5" (5.28m x 2.56m)

Window to front. Measurements exclude built in wardrobe.

En-Suite

Beautifully fitted with a white suite of WC, washhand basin, shower cubicle. Fully tiled walls, tiled floor, window to rear, chrome ladder radiator.

Bedroom 2 12' 2" x 10' 3" (3.71m x 3.12m)

Window to front.

Bedroom 3 11' 5" x 9' 4" (3.48m x 2.84m)

Window overlooking the rear garden.

Bedroom 4 9' 2" x 7' 4" (2.79m x 2.23m)

Measurements include an overstairs storage cupboard. Window to front.

Family Bathroom

Fitted with a white suite of WC, washhand basin, bath with electric shower, fully tiled walls and floor, chrome ladder radiator, two obscure windows.

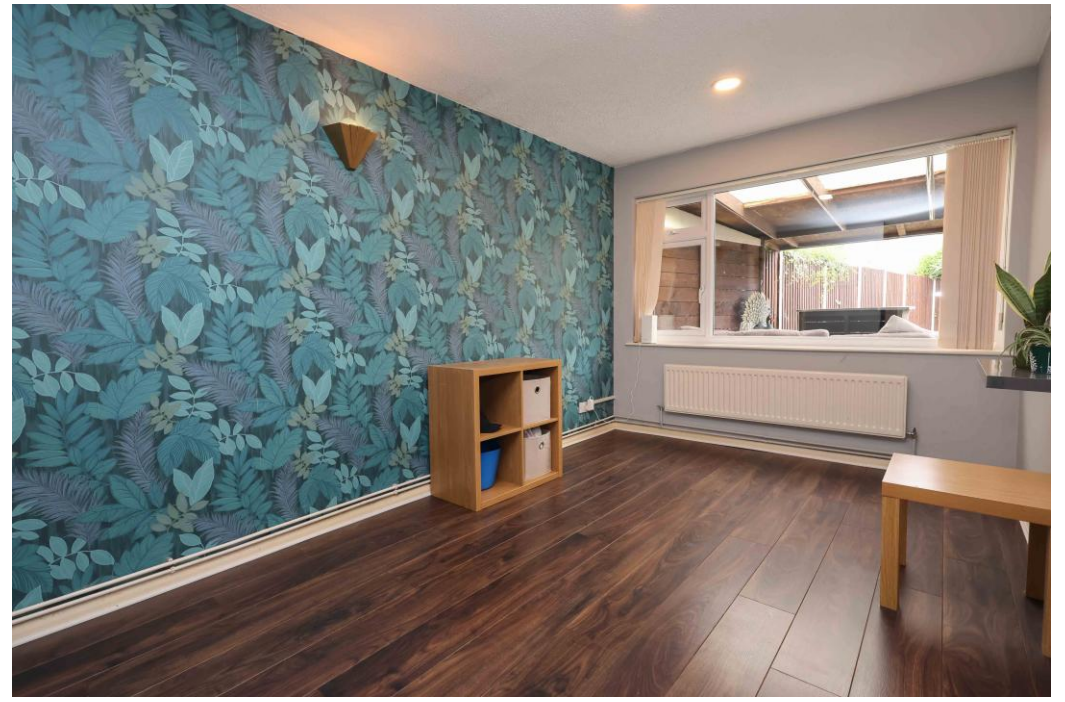
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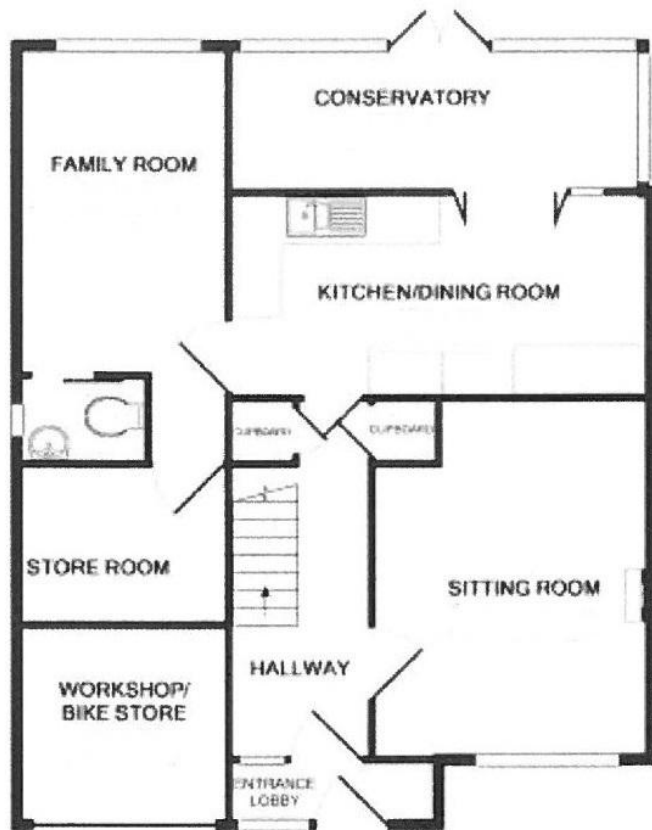
The driveway provides parking and leads to the former garage. The front gardens have been laid to stone chippings. To the side of the property there is a gate which opens to:

Rear Gardens

Which are a particular delight, laid to a patio, artificial grass and stone chippings. Bound by concrete pillared fencing. These gardens are a generous size for a property within this area. Outside water tap.







GROUND FLOOR
APPRX. FLOOR
AREA 797 SQ.FT.
(74.0 SQ.M.)



1ST FLOOR
APPRX. FLOOR
AREA 599 SQ.FT.
(55.6 SQ.M.)

TOTAL APPRX. FLOOR AREA 1396 SQ.FT. (129.7 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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Link Detached House



Freehold



4



Garden



2



D



3

EPC

C



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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