



8 Orme Drive, Clevedon, BS21 7HD  
**£645,000**

Steven  
*Smith*





Quietly positioned in a sought after cul de sac just off Cambridge Road, this three bedroom detached home is offered for sale with the significant advantage of no onward chain, presenting an excellent opportunity to secure a peaceful setting with far reaching coastal views. The property enjoys an elevated position, allowing beautiful outlooks from most rooms across neighbouring rooftops towards the Bristol Channel and the Welsh coastline, creating a constantly changing backdrop to everyday life. The ground floor offers generous and flexible living space, ideal for both family living and entertaining. Three separate reception rooms provide versatility for formal dining, relaxed sitting areas or a home office, while the kitchen is well placed for day to day living and is supported by a useful utility room. A downstairs WC completes the accommodation on this level, adding to the practicality of the layout. Upstairs, there are three well proportioned bedrooms, all benefiting from the home's elevated outlook, along with a shower room serving the first floor. The accommodation is well balanced and offers scope for personalisation, allowing a buyer to create a home tailored to their own lifestyle. Outside, the property continues to impress. The front gardens are immaculately maintained, with smart block paved pathways and a driveway providing off road parking and access to the garage. To the rear, the garden is a

true highlight, arranged over three gently tiered lawns. There is a patio, perfect for outdoor dining and relaxation. From here, the views are simply outstanding, stretching across the rooftops to the Bristol Channel and beyond to the Welsh coastline, making this an ideal spot to enjoy sunsets and coastal scenery. The location combines tranquillity with convenience. Cambridge Road is well regarded for its proximity to local shops, schools and amenities, while the wider area offers easy access to coastal walks, open spaces and transport links. This is a home that offers not just accommodation, but a lifestyle defined by peace, views and a strong sense of place, ideal for those looking to enjoy coastal living in a quiet and established residential setting.

### **Accommodation (all measurements approximate)**

#### **GROUND FLOOR**

Front door opens to:

#### **Hall**

Stairs to first floor, understairs cupboard, obscure window.

#### **Cloakroom**

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

#### **Sitting Room 20' 11" x 13' 0" (6.37m x 3.96m)**

A lovely front to back room with a bay style window looking out over the front garden onto Orme Drive and a set of sliding patio doors opening to the rear garden and providing a fabulous view across the neighbouring rooftops towards the Bristol Channel and Welsh coastline and to the right hand side back up towards Clevedon Golf Club. Beautiful gas effect coal fireplace opening to the breakfast room.

#### **Breakfast Room 11' 0" x 8' 11" (3.35m x 2.72m)**

Window providing the same pleasant outlook as the sliding door from the sitting room. Glazed door to hallway and second door opening to:

#### **Kitchen 11' 0" x 9' 11" (3.35m x 3.02m)**

Fitted with a comprehensive range of wall and base units with working surfaces, sink with drainer and mixer tap, double electric oven, four ring gas hob with concealed extractor hood, space for fridge/freezer, plumbing for dishwasher, tiled splashbacks, window again overlooking the rear garden again providing that outstanding view. Access to the gas combi boiler. Door opens to:

#### **Small Inner Hall**

With glazed door to rear garden and opening to:



From the Hallway a glazed door opens to:

**Second Reception Room 21'9" x 12'11"**  
**max 9'7" min**

Currently being used as a dining room. This space would make a great second seating area with a bay style window overlooking the driveway and two further windows to front. Door to inner hall leading to the rear garden.

**FIRST FLOOR**

Landing. Access to loft space and a cupboard for bed linen etc.

**Bedroom 1 17' 1" x 13' 0" (5.20m x 3.96m)**

A great master bedroom and measurements include a comprehensive range of built in wardrobes and drawers. Access to eaves space and a picture window providing what can only be described as an outstanding view over the beautifully maintained rear garden, the neighbouring rooftops towards the Bristol Channel and Welsh coastline in the far distance.

**Bedroom 2 17'1" x 10'0" max 5'11" min**

Measurements include built in wardrobes. Access to eaves space and a window providing that incredible view as per the master bedroom.

**Bedroom 3 9'9" x 8'11" max 5'9" min**

Window looking out onto Orme Drive, access to overstairs cupboard.

**Shower Room**

Beautifully fitted with a three piece white suite of WC, washhand basin set into vanity unit with drawer and storage below. King size shower cubicle with mains shower, chrome ladder radiator, obscure window.

**OUTSIDE**

From Orme Drive a block paved pathway splits two areas of lawn and beautifully established borders and leads to the front door. The pathway extends to the right hand side giving access to the rear garden. To the left hand side a block paved driveway provides off road parking and to the left of this is a further area of lawn with established borders and a beautiful stone wall. The driveway then leads to:

**The Garage 24' 11" x 8' 2" (7.59m x 2.49m)**

A longer than average garage with up and over door, power and light, personal door giving access to the rear.

**The Rear Garden**

Number 8 Orme Drive certainly has a very impressive rear garden. Immediately outside of the sliding patio doors from the sitting room is a sizeable patio and a great space for outdoor entertaining and to enjoy those incredible views. There is an area of level lawn and steps descend to

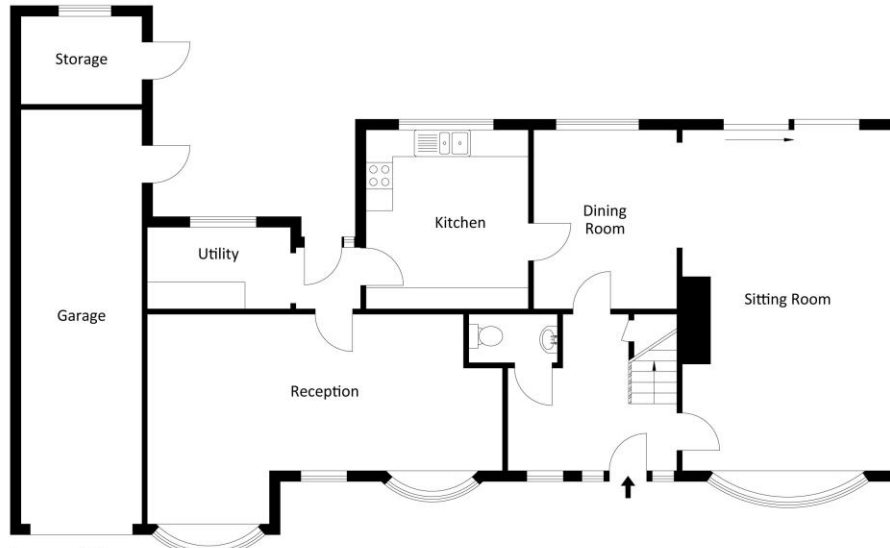
the second tiered area of level lawn and feature trees and eventually descending again to the third tiered area of lawn. To the left and rear of the garden there is a beautiful old stone wall and to the right hand side panelled fencing. From the bottom of the garden and looking back up to the house it really does give you the scale of the size of the plot. There is also access to a gardeners shed for storing of garden equipment.







**Orme Drive, Clevedon BS21 7HD**  
Approx. Area 906.32 Sq.Ft - 84.20 Sq.M  
Garage / Storage Area 232.60 Sq.Ft - 21.60 Sq.M  
Total Area 1138.92 Sq.Ft - 105.80 Sq.M



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Approx. Area 673.40 Sq.Ft - 62.60 Sq.M



**First 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.



Detached House



Freehold



3



Garden



1



F



3

**EPC**

D



Gas Central Heating



Garage and 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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