



Nortons Wood Lane, Clevedon
£695,000





Bedrooms: 3

Bathrooms: 2

Receptions: 3

A beautifully presented detached home with exceptional eco credentials, contemporary design and a wonderful coastal location.

Positioned within the sought-after setting of Nortons Wood Lane, Clevedon, this impressive detached residence offers an exceptional blend of modern design, energy efficiency and versatile living space.

Designed with both style and sustainability in mind, this highly efficient home enjoys an outstanding EPC rating of A and incorporates a range of future-focused features including an air source heat pump, solar panels and battery storage. The result is a home that delivers comfort, practicality and impressive running efficiencies.

From the moment you enter, the quality and attention to detail are immediately apparent. A striking oak staircase creates a wonderful first impression, complemented by the generous proportions and contemporary feel throughout.

The heart of the home is the stunning open-plan living, kitchen and dining space — a superb area for both everyday living and entertaining. The stylish kitchen features a central island, integrated appliances and excellent storage, flowing naturally into the dining and living areas where large glazed doors open onto the rear garden, bringing the outside in and creating a bright, sociable environment.

The ground floor further benefits from a useful utility room, a modern shower room, and a versatile third bedroom which could equally serve as a home office, guest suite or additional reception space.

To the first floor are two excellent double bedrooms. The principal bedroom is particularly impressive, offering generous proportions, a walk-in wardrobe and a calm retreat away from the main living areas. The second bedroom is also a well-sized double, while the contemporary family bathroom completes the accommodation.

Outside, the recently reconfigured rear garden provides a private and attractive outdoor space, ideal for relaxing, entertaining or enjoying al fresco dining. The property also benefits from excellent parking provision, with space for multiple vehicles. Other benefits include blue tinted windows for privacy and a cooler environment.



What we love about the property... A rare opportunity to acquire a modern, energy-efficient detached home combining sophisticated living with the charm of one of North Somerset's most desirable coastal towns.

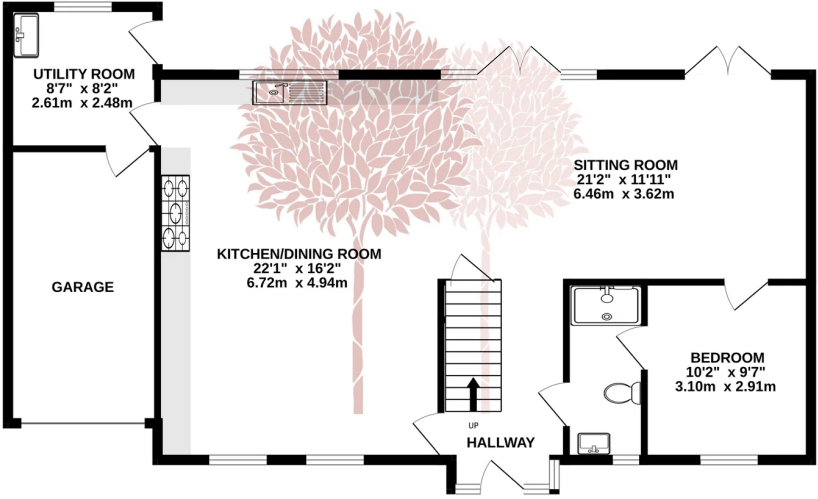
Situation: Clevedon is a beautiful Victorian seaside town overlooking the Severn Estuary, and just 13 miles from Bristol and 10 miles from Weston-super-Mare with good public bus links to both major towns. Popular features include Clevedon Pier, a grade 1 listed building, Clevedon sea front with pebbled beaches and a marine lake, ornamental gardens and a Victorian bandstand all within a 10 minute walk of each other. There are a selection of stylish cafes and restaurants situated next to the Pier and the town is also home to the Curzon cinema which is the oldest purpose built cinema in the world in working order. There is plenty of choice for shopping, both in Hill Road and at The Triangle, centred around the Victorian Clock Tower. Water sports are a feature of the local scene with clubs for canoeing and sailing as well as a variety of other sports such as cricket, rugby and football, as well as golf, bowling and riding. For walkers there are some fantastic routes with the Mendip Hills and vales of North Somerset famed for some of the loveliest walks in the region. World class fishing is offered at the nearby Chew Valley and Blagdon Lakes, and a number of well established equestrian centres are located nearby.

Directions: From Clevedon town centre, proceed east along Old Street and continue onto Tickenham Road. Turn left onto Walton Road, then continue towards Nortons Wood Lane. Follow Nortons Wood Lane where the property will be found on the right-hand side.
What3Words: ///poetry.chin.searching

Material Information: The property operates on a air source heat pump Council tax band: D EPC Rating: A



GROUND FLOOR
1038 sq.ft. (96.5 sq.m.) approx.



1ST FLOOR
677 sq.ft. (62.9 sq.m.) approx.

