



98A WALTON ROAD, CLEVEDON, BS21 6AN



# 98A WALTON ROAD

CLEVEDON , BS21 6AN

- Popular Swiss Valley Location
- Detached Four Bedroom Modern Family Home
- Ensuite Bathroom
- Stunning & Well Maintained Gardens
- Summer House/Garden Office
- Owned Solar Panels
- Double Garage And Additional Off Street Parking
- Close Proximity To Local Schools
- New Roof With Guarantee
- Recently Installed Heating System

## SUMMARY

This impressive detached home built in 2001 offers a superb balance of generous living space and energy-efficient features. Thoughtfully improved and maintained by the current owner, the property presents in excellent condition throughout and is ideally suited both as a comfortable family home or an attractive option for downsizers seeking space without compromise.

The accommodation is both versatile and well-proportioned, with a welcoming entrance hall leading to a selection of bright and spacious reception areas. Designed to suit a range of lifestyles, the layout provides flexibility for growing families as well as those looking for manageable, well-designed living space. These include a comfortable principal lounge and a natural flow into the open-plan dining area across the back of the property, giving lovely views into the gardens, ideal for both everyday living and entertaining. The kitchen is well appointed with plenty of surface space as well as adjoining to a sizeable and practical utility room.

Upstairs, the property continues to impress with a range of well-sized bedrooms, including a principal suite with ensuite facilities, alongside a family bathroom. Each room benefits from good natural light, enhancing the sense of space and comfort throughout.

Externally, the property enjoys neatly maintained and pretty gardens which include a modern and stylish outhouse that could be used as a hobby room or office. The garage is fitted with modern electric doors, providing both convenience and added security. There is ample space for a modern car or alternatively it could be converted into additional living space.

Significant recent improvements further elevate the home's appeal. These include a newly renovated roof with guarantee, ensuring peace of mind for years to come, and a recently installed heating system, delivering efficient and reliable warmth throughout the property.

In addition, the home benefits from fully owned solar panels, contributing to reduced energy costs and a more sustainable lifestyle, making it an attractive option for environmentally conscious buyers.







## LOCATION

Perfectly positioned on Walton Road within the highly regarded Swiss Valley area of Clevedon, this property enjoys one of the town's most desirable residential settings. Swiss Valley is particularly popular with families, known for its quiet, leafy surroundings, attractive homes, and close proximity to excellent local amenities, offering an ideal balance of tranquillity and convenience.

Clevedon itself is a charming coastal town, celebrated for its elegant period architecture, strong sense of community, and relaxed seaside lifestyle. The town centre and the ever-popular Hill Road provide a vibrant mix of independent boutiques, cafés, restaurants, and everyday shopping facilities, creating a welcoming and well-served environment. The picturesque seafront lies just a short distance away, home to the iconic Clevedon Pier, and offering beautiful coastal walks along the Severn Estuary.

The area is particularly well suited to families, with a selection of highly regarded primary and secondary schools all within easy reach, alongside a range of leisure facilities including sports clubs, golf courses, and fitness centres. Swiss Valley also benefits from excellent access to green spaces, nearby parks, and open countryside, providing ample opportunities for walking, cycling, and outdoor recreation.

For commuters, the location is exceptionally convenient. There is easy access to the M5 motorway, connecting to Bristol to the north and Exeter to the south, while mainline rail services are available from nearby Yatton station, offering direct routes to Bristol Temple Meads and London. Regular bus services also link Clevedon with surrounding towns and cities.

Combining coastal charm, excellent schooling, strong transport links, and an abundance of green space, Swiss Valley represents one of Clevedon's most sought-after locations—making this not just a home, but a lifestyle choice.

## ADDITIONAL INFORMATION

To arrange a viewing or for more information, contact one of our experienced property professionals today. Our team is ready to assist you in making this exceptional property your new home.

Tenure: Freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: E

EPC: D

Services: Mains Electric, Gas, Water & Drainage



# Walton Road, Clevedon, BS21

Approximate Area = 1544 sq ft / 143.4 sq m  
Garage = 306 sq ft / 28.4 sq m  
Total = 1850 sq ft / 171.8 sq m

For identification only - Not to scale



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### FLOORPLAN

FOR GUIDANCE ONLY, NOT TO SCALE AND NOT TO BE RELIED UPON AS A STATEMENT OF FACT.

TOTAL SQUARE FOOTAGE: 1850.00 SQ FT

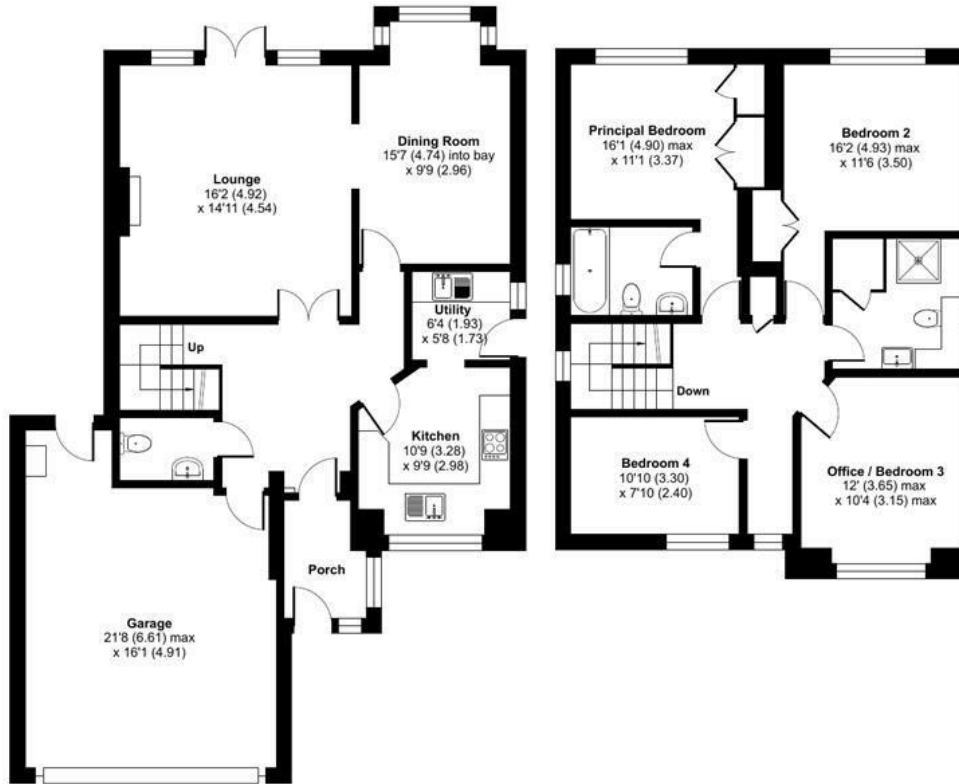
COUNCIL TAX BAND: E

RECEPTION ROOMS: 2

BEDROOMS: 4

BATHROOMS: 2

TENURE: FREEHOLD





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