

44 Coleridge Vale Road North, Clevedon, BS21 6PN

£365,000

Steven Smith

This charming three bedroom semi detached family home occupies a highly desirable position on the level in Clevedon, perfectly balancing everyday convenience with a relaxed coastal lifestyle.

Stepping inside, the warm and welcoming hallway seamlessly guides you into a bright, inviting sitting room. This reception space centers around an open fireplace with a handsome wooden mantelpiece, offering the ultimate cosy setting for chilly winter evenings. Toward the rear, the heart of the home unfolds into an impressive, open plan kitchen and dining area. The kitchen is smartly fitted with crisp cabinetry, generous work surfaces and integrated cooking appliances. The adjoining dining area complete with its own wood burning stove creates a wonderfully social hub for family meals and entertaining friends. Tucked away for maximum practicality, a dedicated utility space keeps the laundry out of sight.

Upstairs, the property offers three well proportioned bedrooms, providing comfortable and versatile sanctuaries for a growing family or those needing a dedicated home office. A family bathroom, complemented by a convenient separate cloakroom WC, serves the first floor perfectly.

The outdoor areas are designed to elevate your everyday living. The front of the property presents a neat lawn alongside a private driveway providing valuable off street parking. To the rear, the garden has been transformed into a low maintenance oasis featuring artificial turf, ideal for children to play on all year round. A fantastic outbuilding acts as a premium entertainment zone, sheltering a luxurious hot tub setup within a wood clad cabin, making it an incredible space to unwind after a long day.

Living on the level in Clevedon means you are perfectly placed to enjoy everything this vibrant Victorian seaside town has to offer. Excellent local schools, supermarkets, and the independent shops and eateries of the Triangle shopping district are all within easy level walking distance. For leisure, you can take a scenic stroll down to the historic Clevedon Pier and the picturesque sea front, enjoy a dip in the Marine Lake, or explore the eclectic boutiques and restaurants along Hill Road. With superb transport links to Bristol and the M5 motorway, this property truly offers a perfect slice of North Somerset coastal living.

Accommodation (all measurements approximate)
GROUND FLOOR
Front door opens to:

Hall
Wood effect floor, stairs to first floor.

Sitting Room 12' 0" x 10' 11" (3.65m x 3.32m)
A beautiful open fireplace takes centre stage, window overlooking the rear garden.

From the hall a door opens to:

Kitchen/Diner

Kitchen Area 11'1" max 7'1" min x 8'0"
Measurements include an understairs pantry. Fitted with a range of high gloss fronted wall and base units with butchers block effect work surfaces, stainless steel sink, electric oven with four ring induction hob and contemporary extractor hood. Integrated dishwasher, integrated fridge, metro tiled splashbacks, window to front. Wood effect flooring flows through into:

Dining Area 13' 8" x 9' 11" (4.16m x 3.02m)
A lovely entertaining room with a woodburning stove, window overlooking the rear garden and door giving access to side.

FIRST FLOOR
Landing. Access to loft space, window to front.

Bedroom 1 13' 7" x 11' 0" (4.14m x 3.35m)
Measurements include the airing cupboard housing the Vaillant gas fired combination boiler. Window overlooking the rear garden.

Bedroom 2 11' 11" x 8' 10" (3.63m x 2.69m)
Window to rear.

Bedroom 3 9' 0" x 7' 11" (2.74m x 2.41m)
Measurements include an overstairs cupboard. Window looking out over the front garden.

Bathroom
Two piece white suite of washhand basin with storage below, bath with hand held shower attachment and glass shower screen door. Partially tiled walls, tiled floor, chrome ladder radiator, obscure window.

Separate WC
With a white WC incorporating a sink, obscure window, tiled floor.

OUTSIDE
From Coleridge Vale Road North a pathway gives access to the front door. The front garden is laid to lawn and there is also a stone shingle driveway providing off road parking. A lockable gate gives access to:

The Rear Garden
The rear garden is laid to artificial lawn giving a contemporary feel and is bound by feather-board fencing. Two steps rise and give access to a covered spa area which could also be used for under cover seating seating if the spa is not required. A door gives access to a useful storage area for push bikes etc and to the side of the property there is also a covered wood store. A door gives access to a utility space where there is plumbing for a washing machine and space for a tumble dryer and further refrigeration.













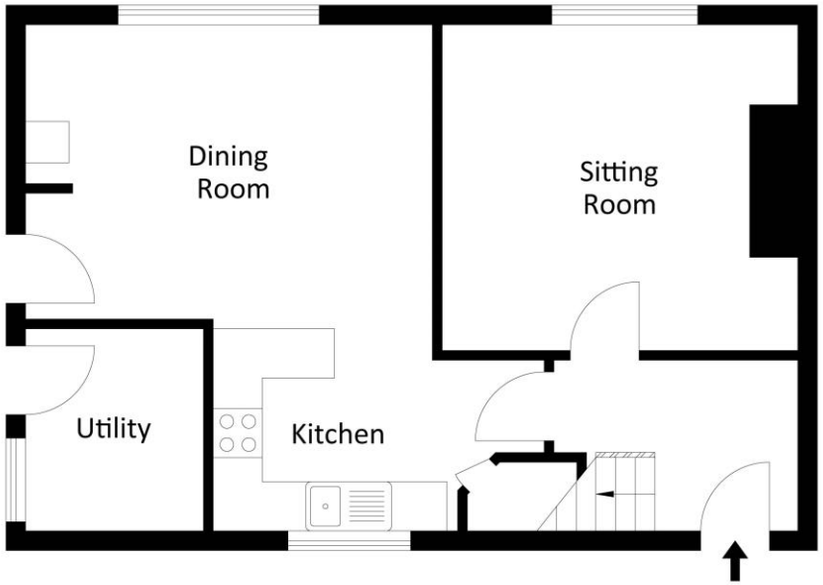






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Approx. Area 436.60 Sq.Ft - 40.60 Sq.M



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.

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Approx. Area 40.40 Sq.Ft - 434.70 Sq.M



First Floor

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Semi Detached House

Freehold

3

Garden

1

B

2

EPC D

Gas Central Heating

Parking











Health & Safety Statement
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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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