



158 Old Church Road, Clevedon, BS21 7TU
£695,000

Steven
Smith

This beautifully presented three bedroom detached bungalow occupies a highly sought after position within the desirable West End of Clevedon, situated directly opposite the scenic Salthouse Fields.

Upon entering the property, you are welcomed by a remarkably spacious and inviting entrance hallway that sets a bright, airy tone for the rest of the home. The ground floor layout boasts a comfortable and generous sitting room perfect for relaxation, which flows effortlessly into a truly stunning kitchen breakfast room. This contemporary culinary space features elegant teal toned cabinetry, integrated appliances, a striking central skylight lantern that floods the room with natural light and classic French doors opening directly onto the patio. Positioned just off the kitchen is a versatile dining room, creating an exceptional open plan environment for both family meals and formal entertaining.

The internal accommodation is completed by a highly practical separate utility room, a convenient guest WC, three well proportioned double bedrooms and a beautifully designed modern family bathroom equipped with both a full bathtub and a large walk in shower.

The exterior of the property is equally impressive, highlighted by meticulously landscaped gardens that offer a tranquil outdoor retreat. The rear garden features

an expansive stone paved patio ideal for al fresco dining, surrounded by manicured lawns, low lying neat box hedging, and vibrant, mature flower borders. To the front, an attractive block paved driveway provides extensive off road parking for multiple vehicles and leads down to a secure detached garage.

Perfectly placed for an idyllic coastal lifestyle, this home benefits immensely from its prime West End location. Being directly opposite the Salthouse Fields means expansive green open spaces, seaside walks and Clevedon's iconic marine lake are right on your doorstep. The vibrant Clevedon Seafront and the historic Grade I listed pier are only a short stroll away, offering an array of independent cafes, restaurants and local amenities that make this neighborhood one of the most coveted areas to live in town.

Accommodation (all measurements approximate)

Front door opens to:

The Hallway

An inviting space with wood effect floor, useful storage cupboard.

Sitting Room 14' 6" into bay x 13' 3" into bay (4.42m into bay x 4.04m into bay)

A light and airy dual aspect room with a bay window to side and a second bay window overlooking the front gardens and providing a pleasant outlook over the

Salthouse Fields towards Marine Lake. Feature fireplace incorporating an electric coal effect fire.

From the hallway a door opens to:

Dining Room 14' 1" into bay x 11' 0" (4.29m into bay x 3.35m)

A bay window overlooks the driveway and a second window to rear. Opening to:

Kitchen/Breakfast Room 14' 3" x 13' 9" (4.34m x 4.19m)

A very impressive space with a comprehensive range of contemporary wall and base units with working surfaces, sink with mixer tap, double electric oven, four ring induction hob with contemporary extractor hood. Integrated appliances to include dishwasher and fridge/freezer. Window and french doors connecting the space beautifully to the rear garden and second window to side. Impressive glass atrium, spotlights, wood effect floor, space for a dining table, metro tiled splashbacks. Door opens to:

Utility Room 11'4" x 6'5" max 3'8" min

Fitted with a range of wall and base units with working surfaces, plumbing for washing machine, space for tumble dryer, access to the Vaillant gas fired combination boiler, obscure window to side and door to rear, wood effect floor, spotlights. Door opens to:

Cloakroom

With a WC with concealed cistern, washhand basin with tiled splashback, obscure window, wood effect floor, ladder radiator, spotlights.

Bedroom 1 14' 6" into bay x 12' 7" (4.42m into bay x 3.83m)

A dual aspect room with a bay window overlooking the impressive front garden and again providing that lovely view over the Salhouse Fields towards Marine Lake and to the right hand side down Elton Road towards Clevedon Hall. Second window to side. Measurements include built in wardrobes.

Bedroom 2 12' 6" x 11' 1" (3.81m x 3.38m)

Window to side and second obscure window.

Bedroom 3 13' 1" x 9' 10" (3.98m x 2.99m)

A third double bedroom with window to side.

Bathroom 8' 0" x 7' 10" (2.44m x 2.39m)

Beautifully fitted with a four piece suite of WC with concealed cistern, washhand basin set into contemporary vanity unit with storage below and to the side, bath and a king size walk in shower cubicle. Fully tiled walls, wood effect floor, chrome ladder radiator, two obscure windows, spotlights, extractor fan and access to loft space.

OUTSIDE

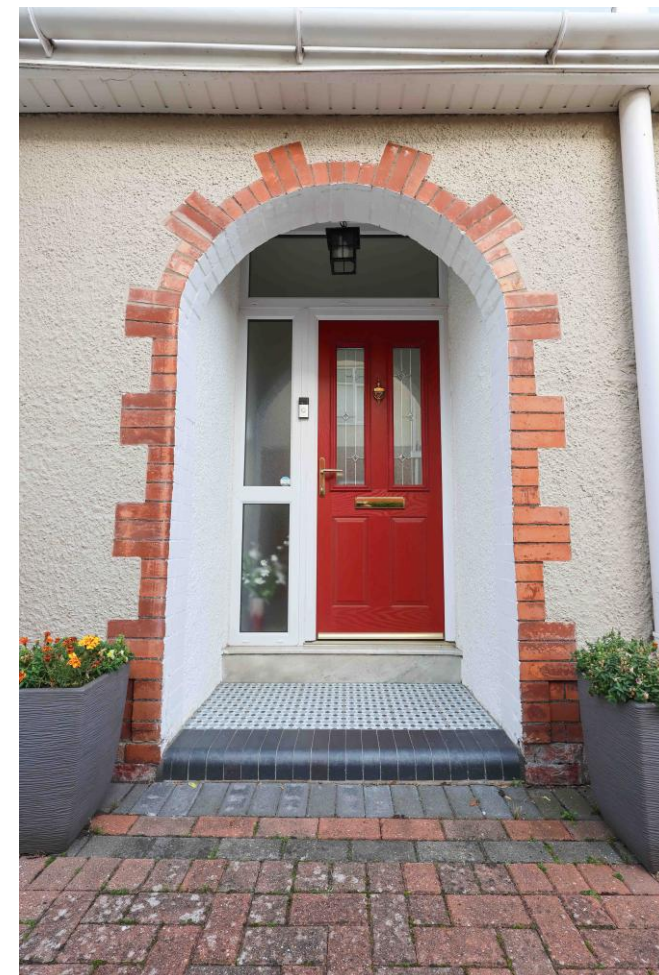
From Old Church Road a pillared entrance with wrought iron gates gives access to the lovely block paved driveway providing ample off road parking. The front garden has been well looked after and has been laid to level lawn with raised sleeper borders consisting of shrubs and perennials. To the left hand side there is a block paved pathway continuing past the property and leading to a wrought iron gate giving access to the rear garden. To the right hand side the driveway extends past the front door and leads to the garage. A lockable gate gives access to:

The Rear Garden

158 certainly has an impressive garden which has been beautifully looked after by the current owners. Immediately outside of the french doors from the kitchen/breakfast room is an impressive Indian sandstone patio which steps down to an area of level lawn with beautifully established and mature borders consisting of shrubs, trees and perennials. There is access to a garden shed, outside water tap and the garden offers plenty of privacy and will certainly enjoy plenty of sunlight. A personal door gives access to:

The Garage 18' 2" x 9' 8" (5.53m x 2.94m)

With power and light, up and over door and useful loft space.









Old Church Road, Clevedon

Approx. Area 1279.60 Sq.Ft - 118.90 Sq.M

Garage Area 174.80 Sq.Ft - 16.20 Sq.M

Total Area 1454.40 Sq.Ft - 135.10 Sq.M



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 Bungalow



Freehold



3



Gardens



1



D



2

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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