



34 Valley Road, Clevedon, BS21 6AQ
£450,000

Steven
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This brand new detached property is one of a pair, thoughtfully designed and finished to exacting standards. creating a fabulous family home, ideal for the modern lifestyle. With a cutting edge, contemporary style both inside and out, the accommodation is set out over two floors and is light, airy and spacious throughout. To the ground floor, there is an impressive open plan living area incorporating areas for relaxing, dining and a beautifully fitted kitchen. Complementing the living space is a useful cloakroom and utility, with further storage space available in the hallway. To the first floor, there are four well proportioned bedrooms together with a family bathroom and an en suite to the principal bedroom. Outside, the front provides off street parking space and, to the rear, there is an enclosed garden which will enjoy plenty of sunshine. Valley Road is perfectly situated for ease of access to well regarded schools and pretty woodland walks. For shopping, there is the convenience of an M&S Food close by with the amenities of Clevedon Triangle being just a short distance further away. Sold with the benefit of no onward chain, early viewing is recommended.

Accommodation (all measurements approximate)
GROUND FLOOR

Front door opens to:

Hall

Wood effect floor, stairs to first floor, understairs cupboard, spotlights. Double doors open to:

Utility Cupboard

With plumbing for washing machine.

Cloakroom

Fitted with a white suite of washhand basin with storage below and tiled splashback, WC, window, extractor fan.

Sitting Room 14' 3" into bay x 10' 11" (4.34m into bay x 3.32m)

A bay style window looks out onto Valley Road.

Open Plan Living 23'0" x 11'11" max 9'1" min

Such an impressive light and airy space with bi-folding doors opening to the rear garden and a window looking out also onto the rear garden and a further window to front.

Kitchen Area

Beautifully fitted with a range of wall and base units with granite working surfaces, sink with mixer tap. Integrated appliances to include fridge/freezer and dishwasher, built in oven with microwave above, four ring induction hob with concealed extractor, breakfast bar, space for a dining table and a sofa. Spotlights.

FIRST FLOOR

Landing. Access to loft space.

Bedroom 1 11' 3" x 10' 4" into bay (3.43m x 3.15m into bay)

Window looking out onto Valley Road, and providing a pleasant outlook up towards the neighbouring woods. Wood effect floor.

En-Suite

Beautifully fitted with a three piece white suite of wall hung washhand basin with drawer storage and tiled splashback, WC, king size shower cubicle with mains shower, chrome ladder radiator, spotlights.

Bedroom 2 12' 0" x 9' 3" (3.65m x 2.82m)

Window to front and two skylights to rear.

Bedroom 3 9' 6" x 7' 10" (2.89m x 2.39m)

Window providing the same pleasant outlook as bedroom 1.

Bedroom 4 9' 1" x 7' 9" (2.77m x 2.36m)

Two skylights to rear.

Bathroom

Beautifully fitted with a three piece white suite of wall hung washhand basin with drawer storage below and tiled splashbacks, WC, bath with mains shower and glass shower screen door, chrome ladder radiator, spotlights, window to rear, wood effect floor.

OUTSIDE

From Valley Road a block paved driveway provides off road parking and leads to the front door. Rear access can be gained via either side of the property.

The Rear Garden

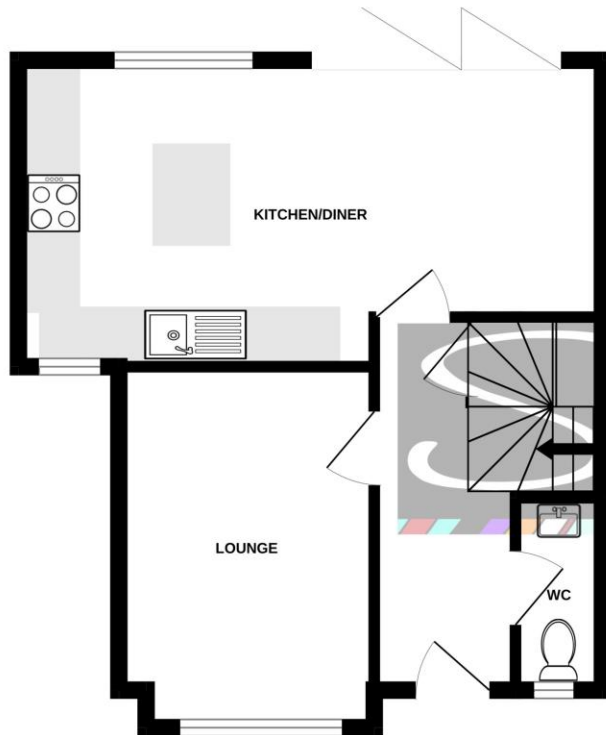
Is laid to lawn and is bound to the right hand side and rear by feather-board fencing and to the left hand side concrete pillared fencing. Immediately outside of the bi-folding doors is a patio (these gardens will also enjoy a good amount of the summer sun).

NB. Photos are from Plot 1





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Detached House



Freehold



4



Garden



2



To be confirmed



2

EPC A



Gas Central Heating



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 particulars. 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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