



The Firs, 25 Old Park Road, Clevedon, BS21 7JH
£1,100,000

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The Firs is quite simply a stunning property, exceptionally presented and situated on a private road, opposite woodland, in a prominent position within Upper Clevedon.

The property enjoys a generous and highly flexible layout with well proportioned rooms, offering lots of space, ideally suited to the larger family or perfect for dual occupancy and home working.

The accommodation is across two levels, plus a generous undercroft. With 6 bedrooms, 4 bathrooms and a home office, this property will impress both inside and out and viewing is highly recommended.

The ground floor begins with an impressive entrance hall leading to all principal rooms, includes a double storage cupboard and a further single cupboard. To the front, a bright and airy sitting room provides a welcoming space for the whole family to relax, complete with a fireplace, an electric effect wood burning stove, Juliet balcony overlooking the gardens and woodland beyond.

A beautifully spacious fitted kitchen/diner with an array of high gloss units, a larder, and fitted appliances, with ample dining space creating a highly practical and appealing part of the home. A useful separate utility is also ideal for wash days and additional domestic storage.

To the rear, an attractive new conservatory (completed May 2023) overlooks the garden and provides a further delightful space to unwind. The garden is beautifully arranged and offers low maintenance areas of artificial lawn, decking, and patio together with a

children's play space, so has something for the whole family to enjoy.

The substantial ground floor layout, hosts three double bedrooms, offering the flexibility to serve as additional reception rooms if required. One of these bedrooms enjoys ensuite facilities, and access to the rear garden, making it the perfect option for those considering dual occupancy, or as a fantastic teenager's space, or cinema room.

The addition of a home office provides an ideal work from home space, separate from the hustle and bustle of family life.

A shower room with WC and storage cupboard completes the ground floor accommodation.

On the first floor, three further bedrooms all enjoy a bright and sunny feel and benefit from ample storage and access to loft spaces.

There is a contemporary en suite shower room to the master bedroom and a sizeable family bathroom to complete the accommodation.

This beautiful home is presented with great elegance and flair throughout leaving nothing to do but simply move in and enjoy.

The property is approached via a gated driveway, with generous frontage providing ample parking, and there is the added bonus of a garage with an automatic door.

The front garden is laid to artificial lawn and well tended borders and has access to the rear of the property via a gate at the side.

Overlooking the front garden is a veranda, which provides a delightful spot to enjoy some afternoon sun and views toward the adjacent woodland.

Finally, a large undercroft is ideal for storing larger items such as bicycles, sports equipment, and garden furniture leaving the garage free for the car!

Homes of such quality are extremely sought after, and early viewing is highly recommended.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to:

Impressive Hallway

A light and airy space with shoe and coat cupboard and staircase to the first floor. Understairs cupboard.

Sitting Room 24' 7" x 11' 11" (7.49m x 3.63m)

An impressive room with two windows to side, window looking out onto the front veranda and sliding patio door to a Juliet balcony overlooking the front garden and neighbouring woodland. Electric effect woodburning stove set into a pretty fireplace.

Kitchen/Diner 19'2" x 15'5" max 10'5" min

Measurements include a pantry with window. Beautifully fitted with a comprehensive range of high gloss fronted wall and base units with working surfaces, circular sink with drainer and mixer tap, electric oven, four ring gas hob with contemporary extractor hood, space for American style fridge/freezer, integrated

dishwasher, tiled splashbacks, two windows, tiled effect floor, space for a dining table, spotlights. Double doors open to:

Conservatory 13' 6" x 8' 10" (4.11m x 2.69m)

Newly installed in April 2023. "Living Roof" conservatory with four seasons glass. Of dwarf brick wall and double glazed construction. French doors to rear gardens, skylight. Tiled effect floor.

Utility Room 5' 11" x 4' 5" (1.80m x 1.35m)

With a base unit and working surfaces and circular sink, plumbing for washing machine, space for tumble dryer, extractor fan.

Bedroom 4 14' 6" x 14' 1" (4.42m x 4.29m)

(Currently being used for a home business). Window to rear garden and sliding patio door to rear garden.

En-Suite Shower Room

Three piece white suite of WC, washhand basin set into vanity unit with storage below, shower cubicle with electric shower, fully tiled walls, chrome ladder radiator, extractor fan, tiled effect floor.

Bedroom 5/Reception Room 12' 0" x 11' 11" (3.65m x 3.63m)

A lovely room with window looking out onto the front driveway.

Bedroom 6 13' 5" x 7' 6" (4.09m x 2.28m)

Window to front.

Study 9' 10" x 6' 1" (2.99m x 1.85m)

Two windows overlooking the rear garden.

Shower Room

Three piece white suite of WC, washhand basin with storage below, shower cubicle with mains shower, partially tiled walls, extractor fan, spotlights.

FIRST FLOOR

Landing. Access to loft space and a storage cupboard.

The Master Bedroom 17' 11" x 13' 2" (5.46m x 4.01m)

NB. Measurements are floor space due to some restricted ceiling height because of the pitch of the roof. Measurements exclude two built in wardrobes. Access to eaves space. Spotlights.

En-Suite

Three piece white suite of WC with concealed cistern, washhand basin set into vanity unit, king size shower cubicle with mains shower, partially tiled walls, tiled effect floor, access to eaves space, obscure window, chrome ladder radiator, shaving point, spotlights.

Bedroom 2 14' 4" x 11' 6" (4.37m x 3.50m)

NB. Measurements are floor space due to some restricted ceiling height because of the pitch of the roof. Window overlooking the front gardens and neighbouring woodland. Measurements exclude a built in wardrobe. Spotlights. Loft access.

Bedroom 3 11' 6" x 8' 7" (3.50m x 2.61m)

NB. Measurements are floor space due to some restricted ceiling height because of the pitch of the roof. Window to front, spotlights.

Family Bathroom

A spacious room with four piece white suite of WC with concealed cistern, washhand basin set into vanity unit with storage below, king size shower cubicle with main shower and a separate bath. Partially tiled walls, tiled effect floor, chrome ladder radiator, spotlights, shaving point, extractor fan, obscure window to rear. Cupboard housing boiler.

OUTSIDE

From Old Park Road wrought iron gates open to the driveway of The Firs providing off road parking for up to 5 cars where there is also a single detached garage. The front garden has been laid to artificial lawn with pretty established borders and a block paving area. At the top of the driveway there is then access to the front door and the veranda which is a pleasant seating area that will enjoy the afternoon and evening summer sun. There is a lovely outlook towards the neighbouring woodland. A lockable side gate gives access to:

Rear Garden

The rear garden has been beautifully landscaped consisting of two patio areas, artificial lawn and decking. At the rear of the garden there is a summer house and the garden is bound by close board fencing. Outside water tap.

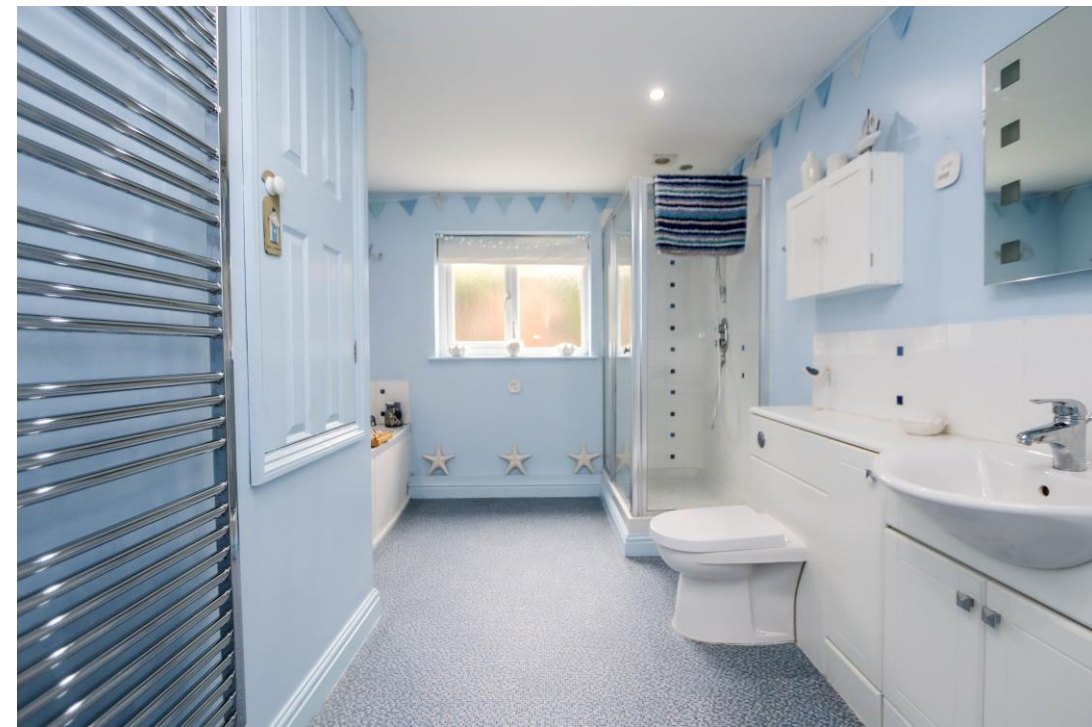
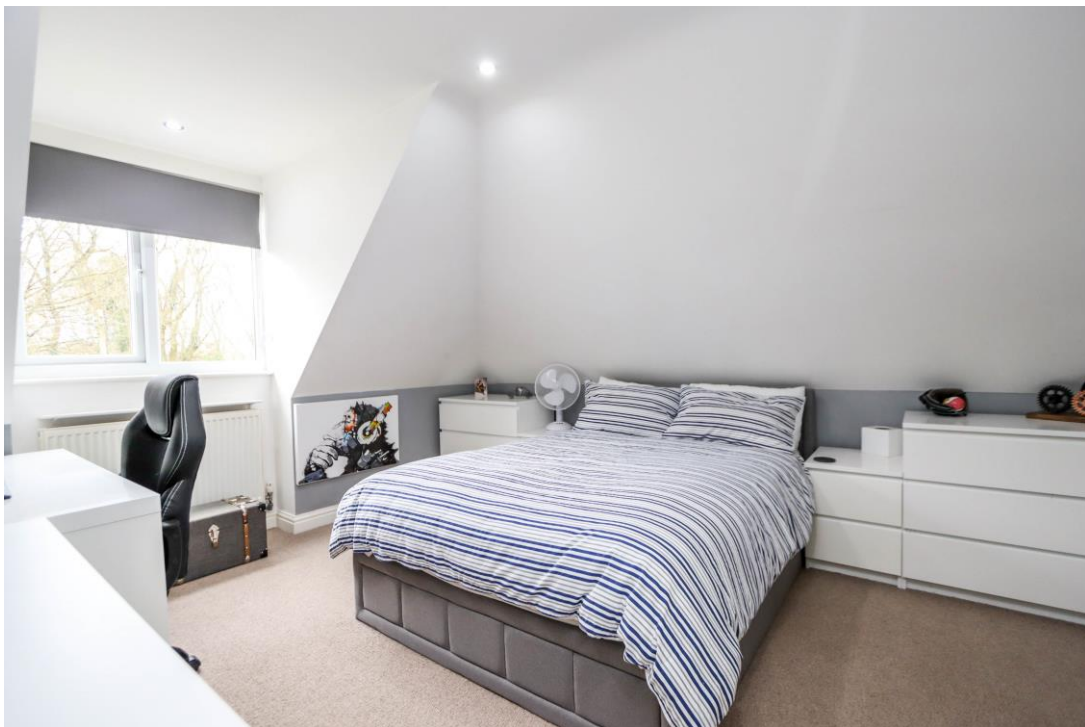
Under Croft 15' 9" x 12' 1" (4.80m x 3.68m)

Head Height 4'91" A very useful storage space.

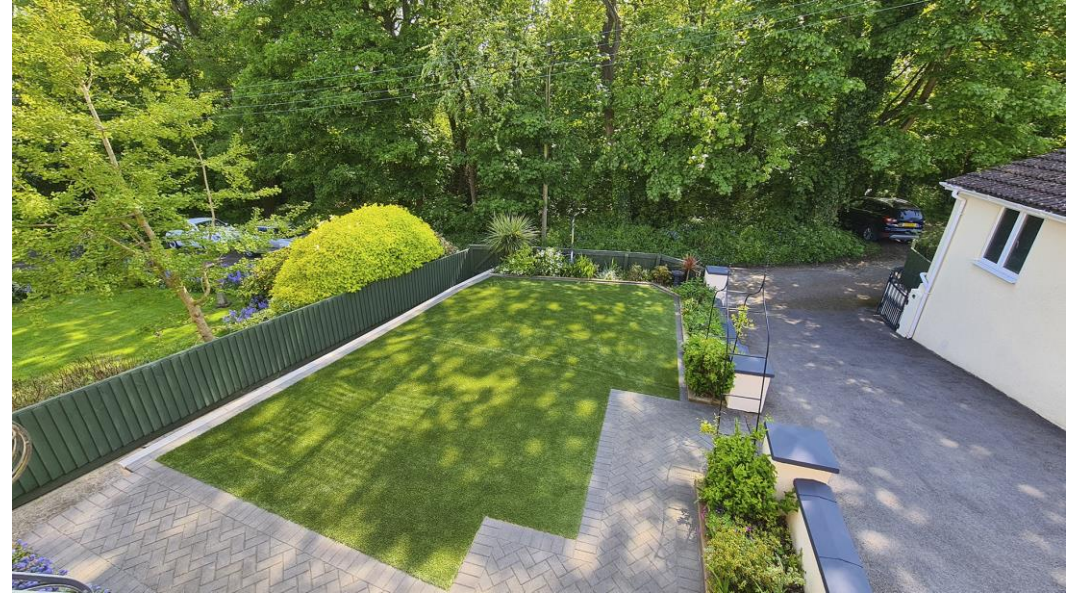












25 Old Park Road, Clevedon
 Approx. Area 2092.10 Sq.Ft - 194.40 Sq.M
 (Including Garage/Undercroft)



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.

25 Old Park Road, Clevedon
 Approx. Area 849.30 Sq.Ft - 78.90 Sq.M



First Floor

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Detached House



Freehold



5



Garden



4



F



3

EPC

C



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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