

Clarence Grove Road, Weston-Super-Mare, Somerset. BS23 4AG

£800,000 Freehold

FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....Nestled along a picturesque tree-lined road, this stunning house embodies the essence of luxury living and modern convenience. Meticulously upgraded by the current seller, this residence is a harmonious blend of timeless elegance and contemporary style. Offering an unrivaled location within walking distance of parks and the serene seafront, it provides an idyllic lifestyle for those seeking tranquility and easy access to the outdoors.

This spacious home boasts four generous double bedrooms, providing ample space for families or guests. The master bedroom features a tranquil retreat, perfect for unwinding after a long day.

The heart of this home is undoubtedly the fantastic kitchen and dining room, a culinary enthusiast's dream. Outfitted with top-of-the-line appliances and stylish finishes, it's the perfect place to prepare and enjoy meals. Whether hosting a casual breakfast or an elegant dinner party, this space is a showstopper.

In addition to the kitchen and dining room, this house offers a sitting room and lounge. The sitting room exudes warmth and comfort, ideal for intimate gatherings or cozy evenings by the fireplace. The lounge, on the other hand, provides a more spacious setting, perfect for entertaining larger groups and indulging in your favorite pastimes.

The home features two beautifully appointed bathrooms, both with a modern design that provides a sense of luxury and relaxation. Each bathroom is a retreat of its own, making your daily routines a pleasure.

Plus a study, utility, feature radiators, double glazing, beautiful fireplaces, lovely cottage style garden, off street parking, this really is a home to be proud of and entertain friends and family

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Stunning detached home
- 4 double bedrooms
- Amazing bespoke fitted kitchen
- Many original features
- Large lounge & sitting room
- 2 Luxury bathrooms
- Highly sought after road
- Mature garden
- EPC-D



## ROOM DESCRIPTIONS

### Main front door to the entrance porch

### Entrance porch

Tessellated flooring, stained glass feature door to the hallway

### Elegant hallway:

Luxury flooring, dog legged staircase, large double glazed window, cast iron feature radiator

### Cloakroom:

Feature WC, feature wash hand basin, heated towel rail

### Lounge:

19' 4" x 13' 10" (5.89m x 4.22m) Luxury flooring, central wood burner, large double glazed bay window, picture rail, ceiling cornice, feature radiators

### Sitting room:

19' 7" x 13' 10" (5.97m x 4.22m) Superb central fireplace, large double glazed window, luxury carpet, picture rail, ceiling cornice, feature radiator

### Office:

10' 5" x 9' 6" (3.17m x 2.90m) Double glazed window, feature radiator, luxury flooring

### Dining area

13' 11" x 12' 5" (4.24m x 3.78m) Luxury flooring, double glazed window, feature radiator, open plan to the kitchen

### Kitchen:

21' 7" x 13' 7" (6.58m x 4.14m) Luxury bespoke solid Ash in frame units with Quartz worktops, 2 built in ovens, integrated dishwasher, induction hob, integrated fridge/freezer, large skylight, radiator, double glazed window, door to the utility room, double doors with windows to the side and above to the garden, central island with breakfast bar....this really is an amazing kitchen/diner

### Utility room:

5' 0" x 4' 5" (1.52m x 1.35m) Plumbing for washing machine, worktop, space for tumble dryer, double glazed window

### First floor landing:

Spacious landing with doors to the bedrooms and bathroom, superb cast iron radiator

### Bedroom 1:

16' 1" x 14' 7" (4.90m x 4.45m) Double glazed window, radiator, door to the en-suite

### Luxury en-suite

Walk in shower cubicle, heated towel rail, double glazed window, WC, feature wash hand basin, luxury flooring

### Bedroom 2:

19' 8" x 13' 10" (5.99m x 4.22m) Luxury flooring, large double glazed bay window, feature radiator

### Bedroom 3:

13' 11" x 13' 6" (4.24m x 4.11m) Double glazed window, feature radiator, luxury flooring

### Bedroom 4:

14' 3" x 12' 6" (4.34m x 3.81m) Dual aspect double glazed windows, feature radiator, luxury flooring

### Luxury bathroom:

Feature free standing bath, feature sink unit, feature radiator, double glazed window, luxury flooring, feature paneling

### Gardens:

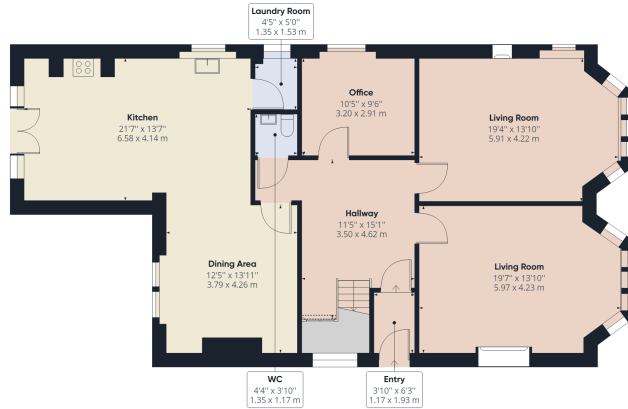
The front garden is mainly laid to lawn, has mature plants, double gates to the driveway.....To the rear the gardens has a lovely raised patio area, a nice size lawn area, an abundance of flowers, shrubs, trees, a real cottage style garden

### Parking & garage

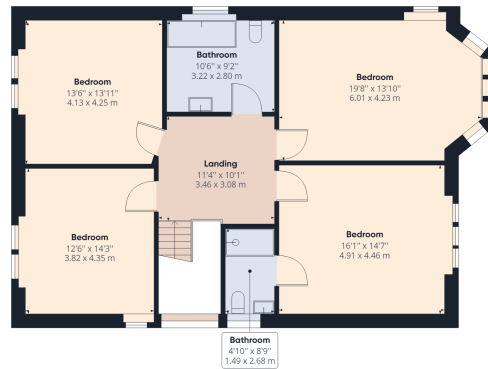
The double gates lead to the off street parking, plus you have a frees standing garage



## FLOORPLAN & EPC



## Floor 0



### Floor 1



Approximate total area<sup>(1)</sup>

2532.86 ft<sup>2</sup>  
235.31 m<sup>2</sup>

Reduced headroom

1.30 ft<sup>2</sup>  
0.12 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

