

Dunsters Road, Claverham, Bristol, Somerset. BS49 4LU

£585,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS....Situating at the end of a tranquil cul-de-sac in the charming village of Claverham, this detached home offers a unique blend of comfort and flexibility.

With open views stretching across the picturesque fields at the rear, this property promises a serene and idyllic lifestyle. Inside, the home features a bright and spacious lounge with a scenic outlook, creating a perfect space for relaxation and entertainment. The well-appointed kitchen/diner is generously sized, ideal for family gatherings and culinary adventures.

The property includes four bedrooms, providing ample space for a growing family or guests, and a modern bathroom. One of the standout features of this home is the sun terrace, which offers panoramic views of the surrounding countryside. This space is perfect for enjoying morning coffee, outdoor dining, or simply unwinding while soaking in the tranquil scenery. The private garden further enhances the outdoor experience, offering a secluded and peaceful retreat. Practicality is also well-considered with off-street parking, ensuring convenience and security for your vehicles.

Adding to the property's versatility and appeal is a separate one-bedroom self-contained flat. This additional living space is perfect for generating extra income as a rental or Airbnb, or it can serve as a comfortable and private accommodation for a family member or guest. In summary, this home in Claverham is more than just a residence; it's a lifestyle opportunity. With its blend of beautiful views, ample living space, modern amenities, and additional income potential, it truly is a must-see for discerning buyers.

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Detached house
- 4 bedrooms
- Separate 1 bedroom flat
- Open views to the rear over fields
- Lounge with open outlook
- Kitchen/diner
- Home plus income if required
- Off streetparking
- EPC-D



## ROOM DESCRIPTIONS

**Steps leading up to the front door**

**Main front door to the hallway:**

**Hallway:**

Split level landing, stairs to first floor

**Living room:**

4.98m x 4.26m (16' 4" x 14' 0") Radiator, large double glazed window with open outlook

**Kitchen/diner**

6.15m x 3.36m (20' 2" x 11' 0") Sink unit, floor and wall units, double glazed window with open outlook over fields, built in oven and hob, cupboard, double doors to the lounge, door to the sun terrace

**Sun terrace:**

3.47m x 2.35m (11' 5" x 7' 9") A lovely private place to sit and relax and take in the views.

**Bedroom 1**

4.15m x 3.63m (13' 7" x 11' 11") Radiator, double glazed window

**Bedroom 2:**

4.62m x 3.61m (15' 2" x 11' 10") Radiator, double glazed window

**Bathroom:**

Bath, wash hand basin, low level WC, double glazed window, heated towel rail

**Top floor landing**

Double glazed window

**Bedroom 3:**

4.52m x 1.73m (14' 10" x 5' 8") Radiator, double glazed window

**Bedroom 4:**

2.60m x 2.54m (8' 6" x 8' 4") Radiator, double glazed window with open outlook over fields

**SEPATAE 1 BEDROOM FLAT:**

The flat is accessed via a door to the side of the house set on the garden level

**Kitchen/living area (for the flat)**

7.41m x 3.88m (24' 4" x 12' 9") An open plan living and kitchen area with 2 double glazed windows, wall mounted boiler (which does the heating for the whole property), sink unit, floor and wall units, built in oven and hob

**Bedroom (for the flat)**

3.46m x 2.47m (11' 4" x 8' 1") Double glazed window, radiator, wardrobes

**Shower room (for the flat)**

Shower cubicle, wash hand basin, low level WC, heated towel rail

**Garden:**

The gardens are to 3 sides of the property, and offer a high degree of seclusion and privacy, with lawn areas, patio areas, mature plants and flowers

**Parking:**

Parking for 2-3 vehicles



# FLOORPLAN & EPC

Floor 0

Floor 1

**Approximate total area<sup>(1)</sup>**  
1690.34 ft<sup>2</sup>  
157.04 m<sup>2</sup>

Floor 2

(1) Excluding balconies and terraces

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

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