

Nortons Wood Lane, Clevedon, Somerset. BS21 7AE

£739,000 Freehold

FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... \* Three Bedrooms\* Two Upstairs ( One With Walk in Wardrobe)\* Bedroom Downstairs with En Suite\* Welcome to your dream home in the desirable Nortons Wood Lane, Clevedon. This stunning three-bedroom detached property is designed with contemporary luxury in mind, boasting an 'A' energy rating and a host of premium features. As you step inside, you are greeted by a magnificent oak staircase, setting an elegant tone for the rest of the home. The spacious parking area accommodates up to four cars, while the beautiful private rear garden offers a tranquil retreat for relaxation and outdoor entertaining. This ultra-modern home is equipped with the latest in energy-efficient technology, including 'A' rated privacy glass, an air source heat pump, solar panels, and solar battery storage. For those colder nights, secondary heating in the living room ensures a cosy atmosphere. The interior of the home showcases a luxury open plan living space that seamlessly blends into an ultra-modern kitchen with a central island. The dining area, perfect for family meals and entertaining guests, adds to the home's appeal. An integrated garage with a remote control electric part glass up and over door offers additional storage and secure parking. Every detail of this home has been thoughtfully designed to offer the highest standard of living.

## FEATURES

- Two Fantastic Sized Bedrooms Upstairs ( One With Walk in Wardrobe)
- Bedroom Downstairs with En Suite
- 360 VIRTUAL TOUR AVAILABLE
- Ultra Modern Detached 'A' Rated House
- Two Bathrooms
- Air Source Heat Pump
- Parking For Up To Four Cars
- Council Tax Band - E
- EPC - A
- 8.4 Kwh Solar Panels and Battery Storage
- Highly Efficient Green Rated House



## ROOM DESCRIPTIONS

### Entrance

Block paved driveway and path leading to main front door opening through to;

### Entrance Hall

Beautiful oak staircase rising to first floor landing, vaulted ceiling setting the tone for the spacious feel of the home, doors to dining area, living room and downstairs shower room.

### Open Plan Living/Room

21' 2" x 11' 9" (6.45m x 3.58m) Two UPVC double glazed french doors which are 'A' rated and have privacy glass open up to the rear garden, secondary heating system.

### Open Plan Kitchen/Dining Room

15' 10" x 22' 1" (4.83m x 6.73m) UPVC double glazed 'A' rated privacy glass windows to rear garden aspect, range of wall and base units inset sink and drainer with tap over, integrated dish washer, range cooker which has recently has new elements fitted, space for American style fridge freezer, central island adding to the work top area, built in wine cooler, UPVC double glazed 'A' rated privacy glass windows to front aspect also.

### Utility Room

8' 0" x 7' 7" (2.44m x 2.31m) UPVC double glazed obscure door to rear garden aspect, range of wall and base units inset sink with mixer taps over, space and plumbing for washing machine, door to garage.

### Garage

8' 10" x 16' 2" (2.69m x 4.93m) Electric up and over part glass door to front driveway.

### Bedroom Three/Office

9' 5" x 9' 9" (2.87m x 2.97m) UPVC double glazed 'A' rated privacy glass window to front aspect, door to;

### Downstairs Shower Room

4' 1" x 9' 8" (1.24m x 2.95m) UPVC double glazed obscure window to front aspect, low level WC, vanity wash hand basin, fully enclosed shower with fitted shower attachment, heated towel rail.

### Oak Staircase Rising to First Floor Landing

### Bedroom One

15' 9" x 13' 7" (4.80m x 4.14m) UPVC double glazed 'A' rated glass to front aspect, radiator, wall mounted air conditioning system, door to;

### Walk in Wardrobe

Radiator, built in wardrobe space to either side.

### Bedroom Two

13' 9" x 13' 5" (4.19m x 4.09m) UPVC double glazed 'A' rated privacy glass window to front aspect, radiator.

### Bathroom

12' 9" x 5' 9" (3.89m x 1.75m) UPVC double glazed obscure windows to rear aspect, paneled bath with handheld shower attachment and mixer taps, his and hers vanity wash hand basins, fully enclosed shower with fitted shower attachment, radiator and heated towel rail.

### Rear Garden

Fully enclosed rear garden which is private and laid to lawn, patio and decking making it perfect for dining and entertaining with beautiful shrubs bordering, shed and access down to sides of property.

### Front Garden

Beautiful front garden mainly laid to lawn with mature bush allowing privacy, wall and shrubs bordering adding to the curb appeal of the property.

### Parking

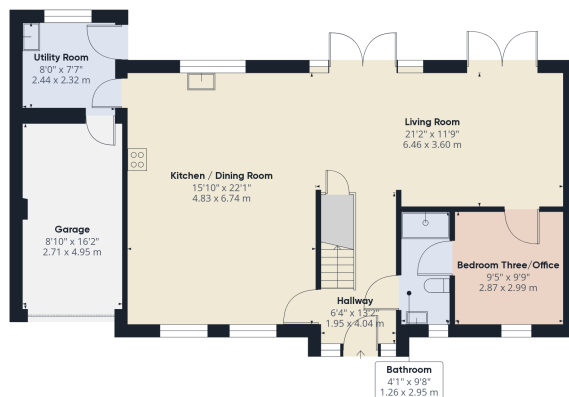
Two driveways allowing plenty of parking for up to four cars



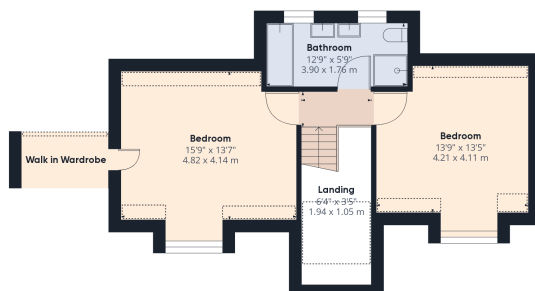




## FLOORPLAN & EPC



## Floor 0



### Floor 1

Approximate total area<sup>TM</sup>1544.41 ft<sup>2</sup>143.48 m<sup>2</sup>

Reduced headroom

53.39 ft<sup>2</sup>4.96 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

