



6 Broadlands, Clevedon, BS21 6YT  
**Offers in excess of £349,950**

Steven  
*Smith*



A well presented 3 bedroom semi detached family home that's perfectly situated in the quiet, private cul-de-sac of Broadlands. Light, airy and spacious throughout, the accommodation comprises of a welcoming sitting room, contemporary and well proportioned kitchen/diner leading into the conservatory with French doors out to the rear garden. Upstairs comprises of three bedrooms and an attractive hotel style bathroom with three piece suite. Outside the home benefits from a deceptively spacious wrap around garden, garage to the side and ample parking on the double driveway. With level access to the town centre through Clevedon's network of paths, close proximity to favoured schools and easy access to woodland walks, this exceptional home is a must to view!

**Accommodation (all measurements approximate)**

**GROUND FLOOR**

Front door opens to:

**Hall**

With coat rack, stairs to first floor, wood effect flooring. Door opens to:

**Living Room 13' 5" x 12' 2" (4.09m x 3.71m)**

Wood effect floor, double doors to kitchen and a lovely bay window.

**Kitchen/Diner 16' 8" x 9' 5" (5.08m x 2.87m)**

Storage under stairs, side door with access to garage. Fitted with a base of wall and base units, worktops with sink with window looking over garden. Access to conservatory. 5 ring Range oven.

**Conservatory 12' 0" x 10' 10" (3.65m x 3.30m)**

Good space, wood effect floor, double doors out to garden.

**FIRST FLOOR**

Spacious bright landing with window letting in natural light and loft access.

**Bedroom 1 11' 4" x 8' 4" (3.45m x 2.54m)**

Large window overlooking the front.

**Bedroom 2 8' 5" x 10' 5" (2.56m x 3.17m)**

Double bedroom with window overlooking the garden.

**Bedroom 3 7' 5" x 8' 0" (2.26m x 2.44m)**

Window overlooking the garden.

**Bathroom**

Three piece family bathroom, tiling to walls, frosted double glazed window, large bath with shower over, laminate flooring.

**OUTSIDE**

To the front of the property a block paved driveway provides parking for numerous cars and leads to the garage. Side access to rear garden.

**Rear Garden**

Deceptively large wrap around garden with patio area, raised flower beds, double shed at the rear and side access to the front driveway.

**Garage 16' 6" x 8' 3" (5.03m x 2.51m)**

Timber frame pitched roof, power, door to garden and up and over garage door.

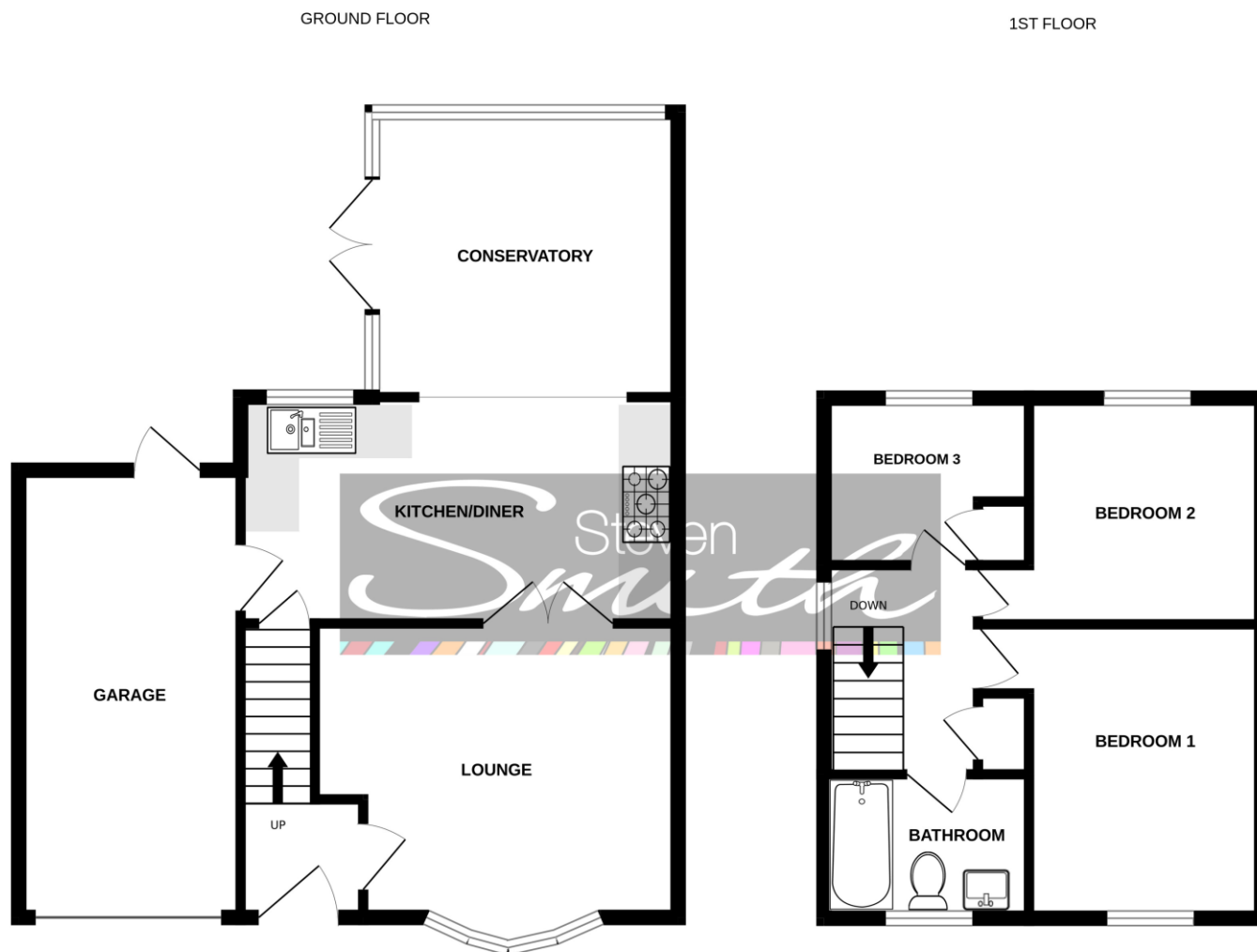












Semi Detached House



Freehold



3



Garden



1



C



2

**EPC**

E



Gas Central Heating



Garage and Parking

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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#### Please Note

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