



1 Broadlands, Clevedon, BS21 6YT  
**£374,950**

Steven  
*Smith*



This immaculately presented three-bedroom semi-detached home offers stylish, modern living throughout and is perfectly suited to buyers seeking a property they can move straight into and enjoy from day one.

The ground floor is centred around a bright and spacious open-plan living and dining area, creating a versatile and sociable space ideal for both relaxing and entertaining. With direct access onto the garden, this layout enhances the flow of the home and makes the most of the available space.

The kitchen has been finished to a high standard, offering a sleek and modern design with ample storage and workspace, perfectly balancing practicality with style.

Upstairs, there are three well-proportioned bedrooms, all tastefully presented, alongside a stylish family bathroom finished with contemporary fittings.

Externally, the property truly excels with its generous rear garden, thoughtfully arranged to include artificial lawn and patio seating area. This space is ideal for outdoor dining, entertaining, or simply enjoying the warmer months, and adds a real sense of lifestyle appeal to the home.

A particularly strong feature of the home is the excellent parking provision, with driveway parking to the front for two vehicles, as well as an additional driveway to the side leading to the garage. This offers flexibility for multiple cars, visitors, or additional storage.

Situated within a popular and well-established residential area, the home is well placed for a range of local amenities, reputable schools, and convenient transport links, making it an excellent choice for a wide range of buyers.

#### **Accommodation (all measurements approximate)**

#### **GROUND FLOOR**

Front door opens to:

#### **Hallway**

Stairs to first floor, LVT flooring.

#### **Lounge/Diner 22'0" x 13'6" max 8'2" min**

A lovely light and airy front to back room with a bay style window with plantation shutters to front and a set of oversized sliding patio doors opening to the rear garden. LVT flooring.

#### **Kitchen 9' 2" x 8' 3" (2.79m x 2.51m)**

Beautifully refitted with a range of wall and base units with working surfaces, composite sink with mixer tap and drainer,

electric oven with four ring gas hob and extractor hood. Plumbing for washing machine, integrated dishwasher and fridge/freezer. Window overlooking the rear garden and door to side. Understairs cupboard, ladder radiator, LVT flooring.

#### **FIRST FLOOR**

**Landing.** Obscure window to side with plantation shutter, access to loft space and the airing cupboard housing the Vaillant gas fired combination boiler.

#### **Bedroom 1 11' 1" x 8' 7" (3.38m x 2.61m)**

Window to front with plantation shutter.

#### **Bedroom 2 10' 8" x 8' 6" (3.25m x 2.59m)**

Second double bedroom with window overlooking the rear garden with plantation shutter.

#### **Bedroom 3 7' 11" x 7' 5" (2.41m x 2.26m)**

Window overlooking the rear garden with plantation shutter.

#### **Luxury Bathroom**

Beautifully refitted with a three piece suite of WC with concealed cistern, washhand basin with storage below, bath with mains shower and glass shower screen folding door. Fully tiled walls and floor, ladder radiator, spotlights, extractor fan, obscure window with plantation shutter to front.

## OUTSIDE

From Broadlands there is a tarmac driveway with a block paved surround providing off road parking for two cars and leading to the front door. Access to the rear garden can be gained via a lockable side gate.

### The Rear Garden

The rear garden is absolutely immaculate and has been beautifully designed by the current owner consisting of a generous patio which surrounds a rectangular area of artificial lawn. The garden is bound by feather-board fencing and brick walls and has the added advantage of being south westerly facing. Outside water tap and a personal door opening to:

### The Garage 17' 7" x 8' 0" (5.36m x 2.44m)

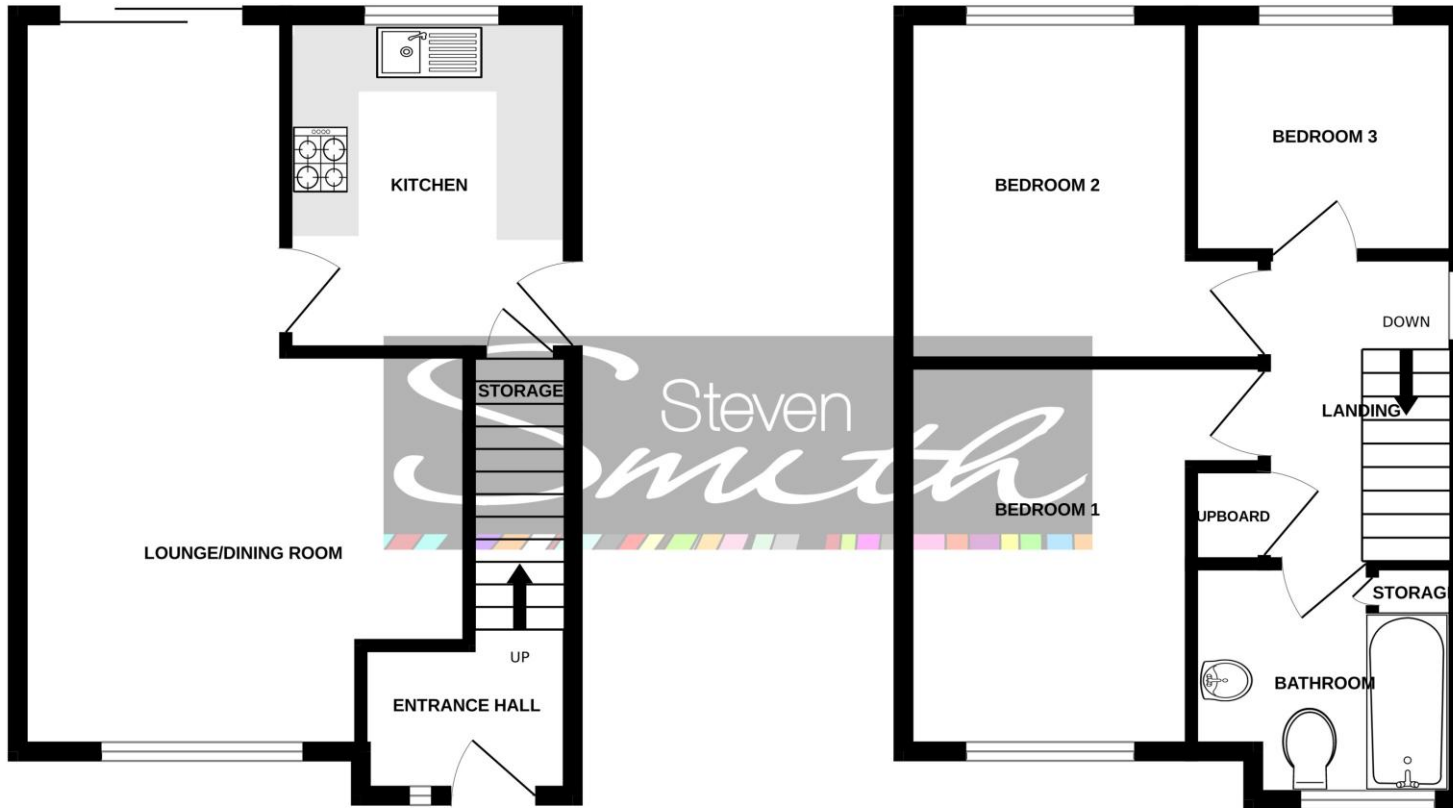
Which is accessed at the rear off Sumerlin Drive. With up and over door, power and light. With further parking to the front.





GROUND FLOOR

1ST FLOOR



Semi Detached House



Freehold



3



Garden



1



C



1

**EPC**

C



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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