



70 Bryant Gardens, Clevedon, BS21 5HG

£397,500

Steven
Smith

This exceptional three-bedroom semi-detached family home occupies a highly desirable cul-de-sac position just off Millcross in Clevedon. From the moment you arrive, the property's striking modern aesthetic is clear, starting with the easy-care resin-bound driveway that provides ample off-road parking and leads directly to a detached garage and front door.

Stepping inside, the ground floor features a beautifully appointed sitting room designed for relaxation. The space balances comfort and contemporary flair, pairing a warm wood-effect floor with a bold feature wall, and a large window that floods the room with natural light.

At the heart of the home lies a truly stunning kitchen-diner, seamlessly designed for both daily family life and sophisticated entertaining. The kitchen is fitted with sleek, handleless charcoal grey cabinetry paired with crisp white quartz countertops and a solid European walnut cantilevered breakfast bar.

Upstairs, the property offers three well-proportioned bedrooms served by a luxurious, high-end family bathroom. This sanctuary showcases floor-to-ceiling marble-effect tiling, a contemporary white bath with a sleek glazed screen, a modern concealed-cistern toilet, and a dark grey vanity unit complete with matte black fixtures.

The exterior spaces are a true highlight of this residence. The rear garden has been meticulously landscaped into a private, tropical oasis. A pristine porcelain patio steps up to a neat lawn, framed by architectural Corten steel features and an extraordinary collection of plants that transport you far away from the hustle and bustle of everyday life.

Perfectly positioned for families, the property benefits from excellent proximity to highly regarded local education. Well-respected primary options such as Mary Elton Primary School and St John's are located close by, providing fantastic options for younger children. For older students, the well-renowned Clevedon School is easily accessible, offering exceptional secondary and sixth-form education within the local community.



Accommodation (all measurements approximate)

GROUND FLOOR Front door opens to porch, obscure window, wood effect floor. Door opens to:

Hall

With stairs to first floor, wood effect floor.

Sitting Room 14' 0" x 12' 8" (4.26m x 3.86m)

Measurements exclude an understairs cupboard, window to front, wood effect floor. Door opens to:

Kitchen/Diner 15' 10" x 9' 1" (4.82m x 2.77m)

Simply stunning! The kitchen is fitted with a range of handleless and sleek wall and base units with Quartz work surfaces incorporating a sink with drainer and contemporary mixer tap, double electric oven, four ring induction hob with contemporary extractor hood. Integrated



appliances to include fridge/freezer, dishwasher and washing machine. Window and french doors the rear garden, breakfast bar and space for a dining table.

FIRST FLOOR

Landing. Access to loft space, window to side, overstairs cupboard.

Bedroom 1 12' 5" x 9' 2" (3.78m x 2.79m)

A lovely double bedroom overlooking the incredible rear garden.

Bedroom 2 10' 8" x 8' 4" (3.25m x 2.54m)

Window to front.

Bedroom 3 7' 4" x 7' 1" (2.23m x 2.16m)

Window to front.

Bathroom

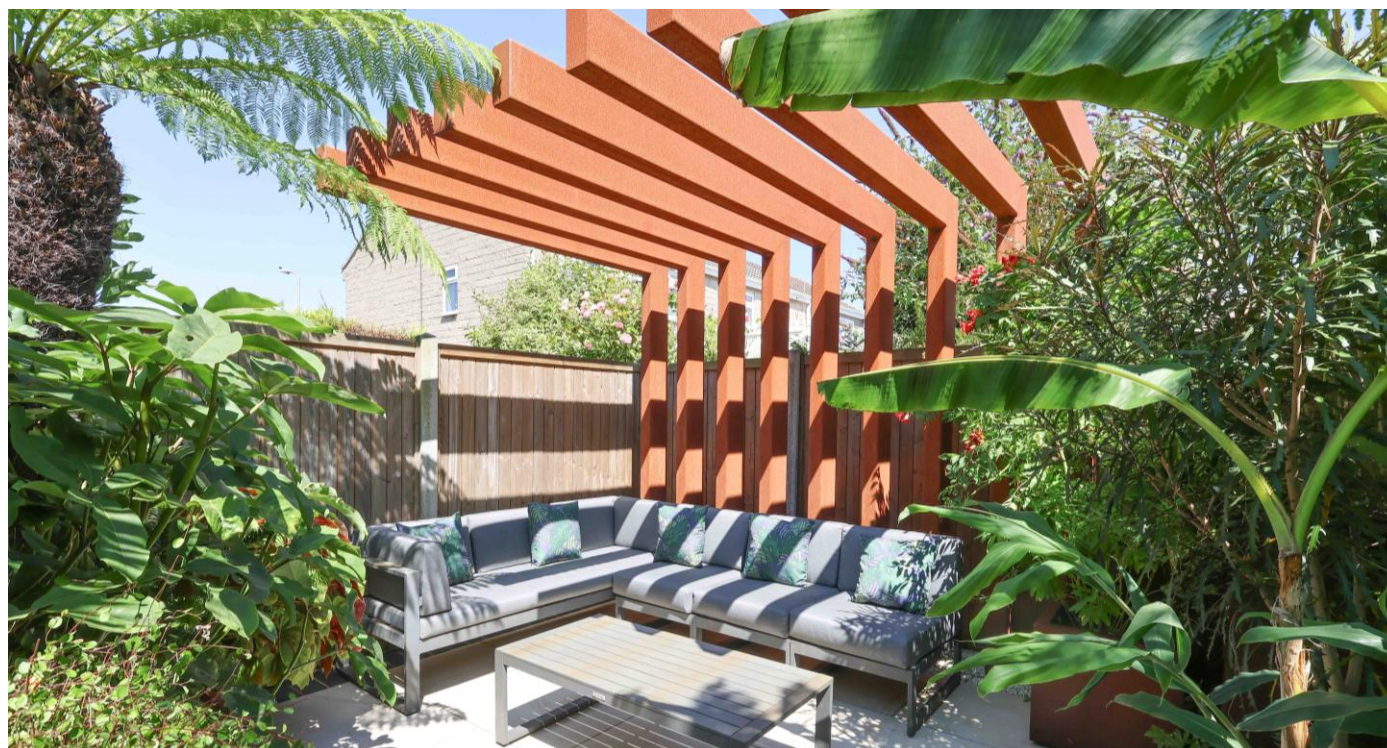
Beautifully fitted with a three piece suite of WC with concealed cistern, washhand basin set into vanity unit with storage below, bath with mains shower with waterfall shower head and hand held attachment, glass shower screen, partially tiled walls, wood effect floor, ladder radiator, obscure window, spotlights, extractor fan.

OUTSIDE

From Bryant Gardens a resin driveway provides off road parking for two cars and leads to the garage. There is immediate access to the front door, a lockable side gate gives access to:

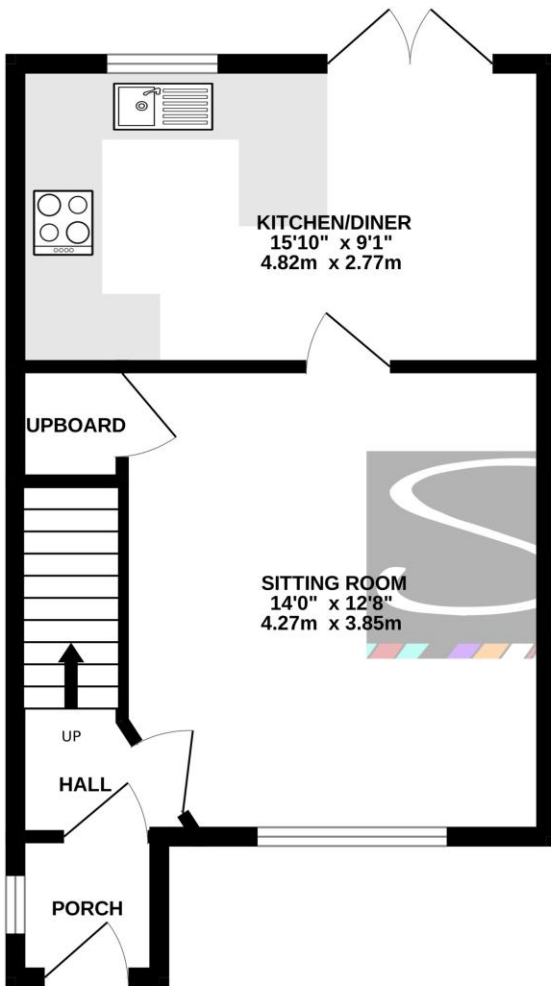
Rear Garden

The exterior spaces are a true highlight of this residence. The rear garden has been meticulously landscaped into a private, tropical oasis. A pristine porcelain patio edged with blue clay bricks steps up to a neat lawn, framed by architectural Corten steel features and an extraordinary collection of plants that create a tranquil, resort-inspired setting with exceptional privacy. Tucked away under a designer, custom-made pergola sits a second sizeable porcelain patio to catch the evening sun, creating the perfect secluded spot for chic evening entertaining. From the garden, a back door gives access to the garage.

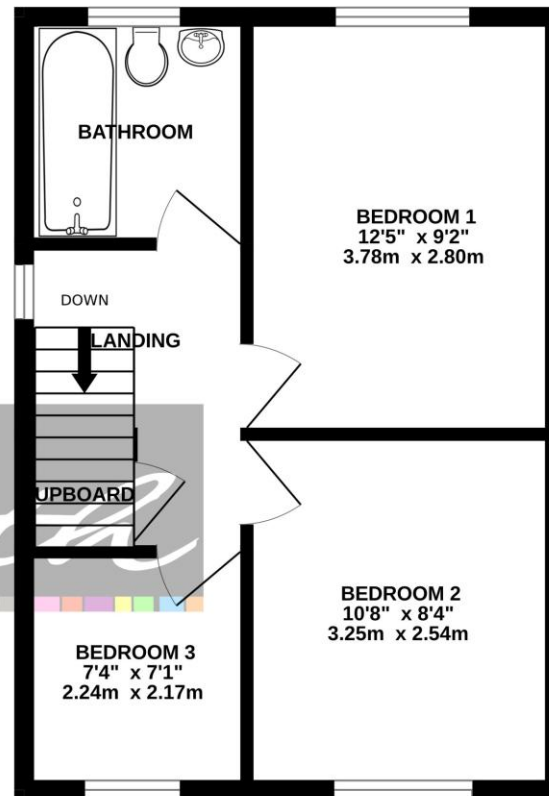




GROUND FLOOR



1ST FLOOR



Semi Detached House



Freehold



3



Stunning Gardens



1



C



1

EPC

C



Gas Central Heating



Garage & Drive

TOTAL FLOOR AREA : 743sq.ft. (69.0 sq.m.) approx.

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

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

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