



1 Broadlands, Clevedon, BS21 6YT
£385,000

Steven
Smith

Set within a popular cul-de-sac on the level in Clevedon, this modern three bedroom semi detached home offers a superb blend of contemporary style, practicality and lifestyle appeal. The setting is ideal for those seeking a quiet residential environment while remaining within easy reach of everyday amenities, coastal walks and the town's vibrant café culture. The ground floor provides a welcoming and sociable layout, centred around a spacious lounge diner with a sliding patio door that opens directly onto the rear garden, creating a seamless connection between indoor and outdoor living. The kitchen is sleek and very modern, thoughtfully designed with clean lines and ample storage and benefits from a door to the side as well as a pleasant outlook over the garden. Upstairs, three well proportioned bedrooms offer flexibility for families, guests or home working, all complemented by a stunning, contemporary bathroom finished to a high standard. To the front, a driveway provides off road parking for two cars, adding everyday convenience. The rear garden is a real highlight of the property, enjoying a desirable south west facing orientation that captures the afternoon and evening sun. Designed for both relaxation and entertaining, it features a neat rectangular artificial lawn framed by a stylish patio, creating a low

maintenance yet visually striking outdoor space. A garage sits to the rear with a personal door from the garden, offering useful storage or workshop potential. The location supports an easy, lifestyle led way of living, with level surroundings ideal for walking and cycling, access to nearby green spaces and the coast and a friendly community atmosphere that makes this an appealing place to call home.

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:

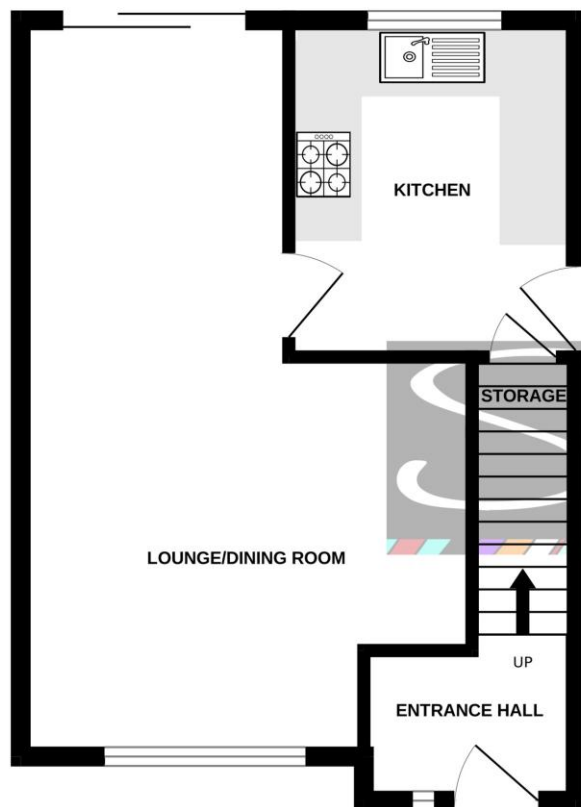
The Garage 17' 7" x 8' 0" (5.36m x 2.44m)

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

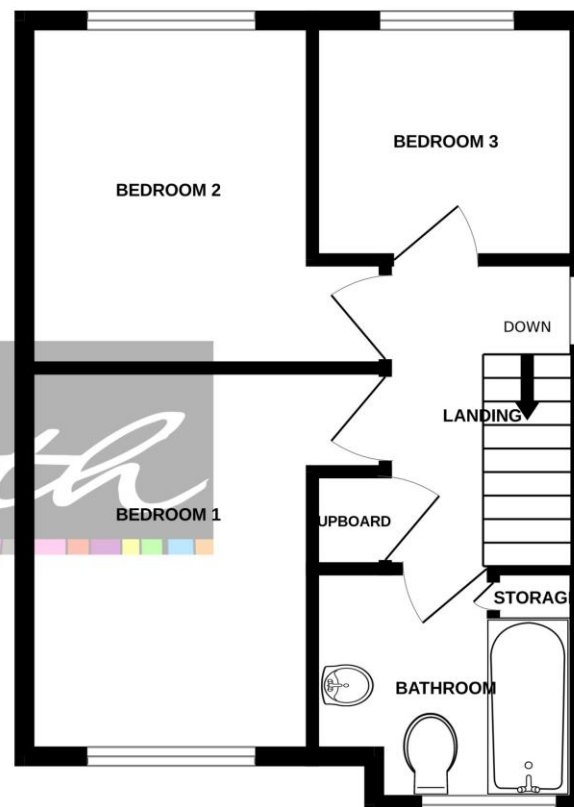




GROUND FLOOR



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

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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