

27 Sumerlin Drive, Clevedon, BS21 6YW

£349,000

Steven Smith

Ideally situated in a popular level location within the coastal town of Clevedon, this charming three bedroom semi detached house offers a perfect blend of comfortable living and outdoor spaces.

From the moment you arrive, the property welcomes you with its attractive brick facade and a neatly arranged gravel front garden adorned with mature potted plants. A generous driveway runs along the side of the house, offering ample off road parking and leading directly to a practical single garage.

Stepping inside, the ground floor opens up into a spacious, light filled lounge and dining room. This dual purpose area serves as the warm heart of the home, featuring an elegant fireplace focal point and ample room for both plush seating and a family dining setup. Positioned at the rear, large doors open straight out to the garden, seamlessly connecting your indoor and outdoor entertaining spaces. The adjoining kitchen is smartly designed with timeless cream cabinetry, warm wood effect countertops, and a window overlooking the lush garden greenery, making daily meal preparation a truly pleasant experience.

Upstairs, the home continues to impress with three well proportioned bedrooms that provide peaceful retreats for family members or guests alike. Serving the first floor is a bright, immaculately kept family bathroom complete with a modern white suite, classic tiling, and a window that floods the space with natural light.

The rear garden is an absolute highlight for anyone who loves spending time outdoors. Thoughtfully landscaped, it features a beautifully maintained central lawn bordered by rich, mature shrubbery, vibrant flowerbeds and a charming paved patio perfect for morning coffees or alfresco evening dining.

Living on the level in Clevedon means you can truly embrace a relaxed, walkable lifestyle. You are just a flat, easy stroll away from the vibrant town centre with its independent boutiques, cafes and supermarkets. Excellent local schools, beautiful parks, and the iconic Clevedon seafront with its historic pier and scenic coastal walks are all within easy reach, making this property an exceptional choice for families and professionals alike.

Accommodation (all measurements approximate)

GROUND FLOOR
Front door opens to:

Hall
Stairs to first floor. Door opens to:

Lounge/Diner 22'0" x 13'6" max 8'1" min
A lovely light and airy front to back room with a bay style window looking out onto Sumerlin Drive and a set of french doors opening to the south facing rear garden. Feature electric fireplace. Door opens to:

Kitchen 8' 11" x 8' 3" (2.72m x 2.51m)
Fitted with a range of wall and base units with butcher block effect work surfaces, stainless steel sink, gas and electric cooker point with concealed extractor hood, plumbing for washing machine, space for under-counter fridge, tiled splashbacks. Access to the Vaillant gas fired combination boiler. Useful understairs cupboard/pantry, window overlooking pretty rear garden, wood effect floor.

FIRST FLOOR
Landing. Access to loft space and an airing cupboard.

Bedroom 1 11' 4" x 8' 6" (3.45m x 2.59m)
Window looking out onto Sumerlin Drive.

Bedroom 2 10' 6" x 8' 7" (3.20m x 2.61m)
Window overlooking the rear garden.

Bedroom 3 7' 11" x 7' 2" (2.41m x 2.18m)
Window to rear.

Bathroom
Fitted with a three piece white suite of WC, washhand basin, bath with electric Mira shower and glass shower screen door, partially tiled walls, wood effect floor, ladder radiator, obscure window.

OUTSIDE
From Sumerlin Drive a pathway leads to the front door, the front garden has been laid to stone shingle and is ideal for freestanding pots. To the left hand side of the property a driveway extends down providing off road parking and leads to a lockable gate. The lockable gate opens to:

The Rear Garden
The rear garden can be also be accessed via the french doors from the lounge/diner, immediately outside of the property is a patio which opens up to an area of level lawn with pretty established borders of shrubs and perennials. At the rear of the garden there is a second patio and stone shingle area, again with established borders. To the right hand side there is panelled fencing and to the rear and left feather-board fencing. Outside water tap. A personal door gives access to:

Garage 6' 4" x 8' 0" (1.93m x 2.44m)
With up and over door, power and light and a window. The current owner uses this for further refrigeration storage and the use of a tumble dryer.

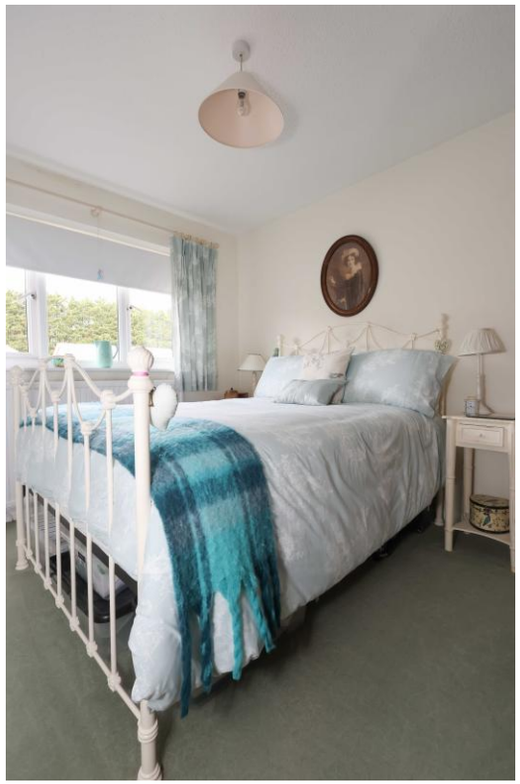








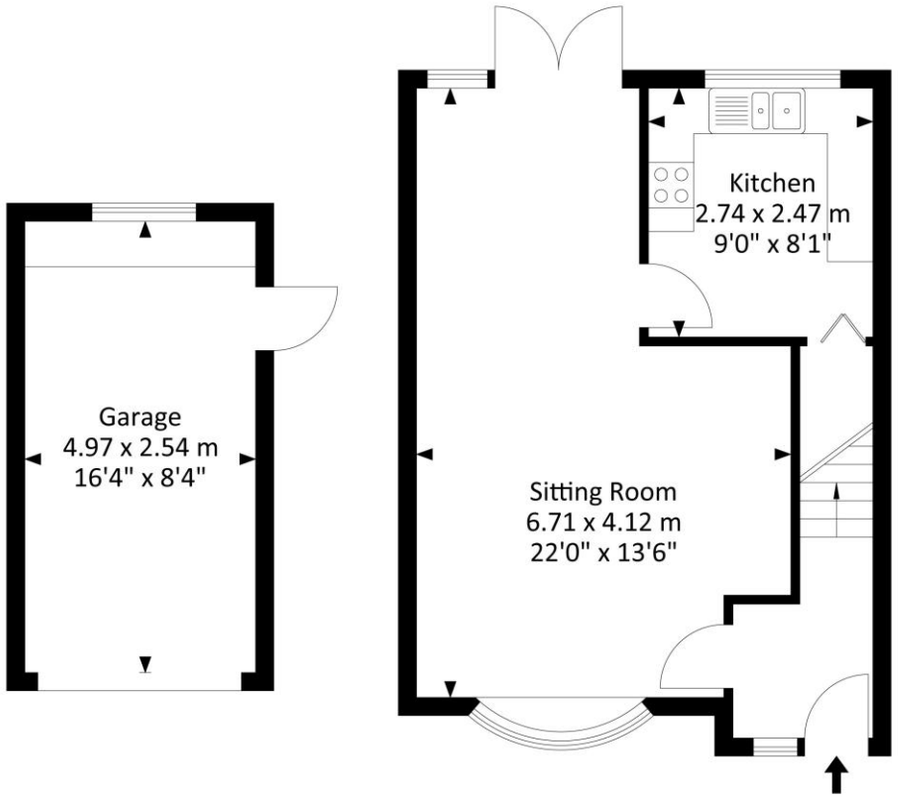








Sumerlin Drive, Clevedon BS21 6YW
Approx. Area 509.9 Sq.Ft - 47.3 Sq.M
(Including Garage)

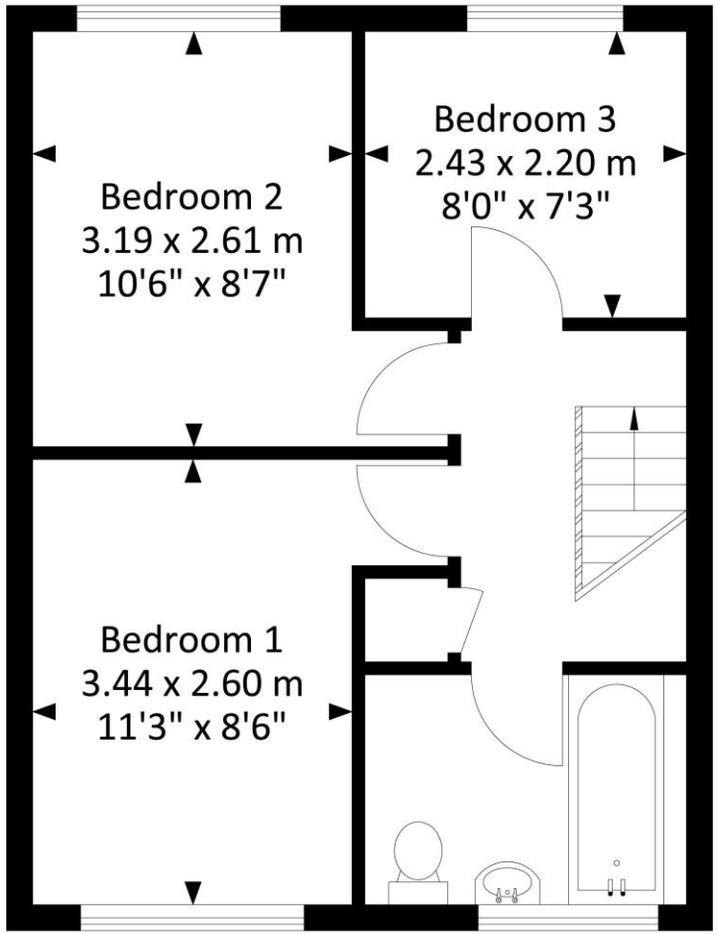


Ground Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Sumerlin Drive, Clevedon BS21 6YW
Approx. Area 367.7 Sq.Ft - 34.2 Sq.M



First Floor

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Semi-Detached House

Freehold

3

Lovely Gardens

1

C

1

EPC D

Gas Central Heating

Garage & Parking



Health & Safety Statement
We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

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.

A: 12 The Triangle, Clevedon, North Somerset BS21 6NG
T: 01275 877771 W: stevensmithhomes.co.uk
E: steven@stevensmithhomes.co.uk FB: @stevensmithhomes

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