45 Holland Road, Clevedon, BS21 7YJ

£309,950

Steven Smith

This modern three bedroom semi detached family home offers an exceptional lifestyle opportunity with the added benefit of no onward chain. Situated in a highly desirable, peaceful pocket just off Yeolands Drive in the charming coastal town of Clevedon, the property welcomes you with a practical layout designed for effortless modern living.

The ground floor layout flows beautifully, featuring a bright and inviting sitting room perfect for relaxing evenings, which leads seamlessly into a dedicated dining room ideal for hosting family meals and entertaining friends. Completing the downstairs is a functional kitchen that overlooks the garden, providing a fantastic space to prepare meals while staying connected to the heart of the home.

Upstairs, the property continues to impress with three well proportioned bedrooms that offer peaceful retreats for the whole family, all served by a central family bathroom.

A standout feature of this home is the generous rear garden, which is tailor made for outdoor lifestyle lovers. The low maintenance paved patio serves as the ultimate spot for al fresco dining, summer barbecues, or relaxing in the sunshine, transitioning smoothly onto a lawned area. The garden is fully enclosed by classic brick walling and timber fencing, providing a safe, private sanctuary complete with excellent storage space provided by two practical garden sheds.

The lifestyle on offer is heavily enhanced by its prime location within the vibrant Clevedon community. Perfect for growing families, the home is situated within close proximity to excellent local schooling, including the highly regarded Mary Elton Primary School and Clevedon School. Daily life is incredibly convenient with supermarket hubs like Asda and Tesco just a short drive away, alongside the bustling local high street filled with independent cafés and shops. Commuters will appreciate the swift transport links, with easy access to the M5 motorway corridor and nearby Yatton railway station for direct services into Bristol and beyond. On the weekends, residents can fully embrace the coastal lifestyle by taking scenic walks down to the iconic Clevedon Pier, exploring the tidal Marine Lake, or enjoying the stunning sunset vistas over the Severn Estuary.

Accommodation (all measurements approximate)

GROUND FLOOR
Front door opens to hallway with stairs to first floor and door to living room.

Living Room 13' 7" x 12' 4" (4.14m x 3.76m)
Window to front, understairs cupboard.

Dining Room 10' 5" x 8' 3" (3.17m x 2.51m)
Window to rear garden, wood effect floor.

Kitchen
With base and eye level units, light wood effect worktops, space for washing machine, cooker and fridge/freezer. Wood effect floor, door to garden. Vaillant combination boiler.

FIRST FLOOR
Landing. Access to loft space.

Bedroom 1 15' 4" approx x 8' 4" approx (4.67m approx x 2.54m approx)
Recess for cupboards. Window to front.

Bedroom 2 9' 3" x 9' 0" (2.82m x 2.74m)
Window to rear, wood effect floor, built in cupboard.

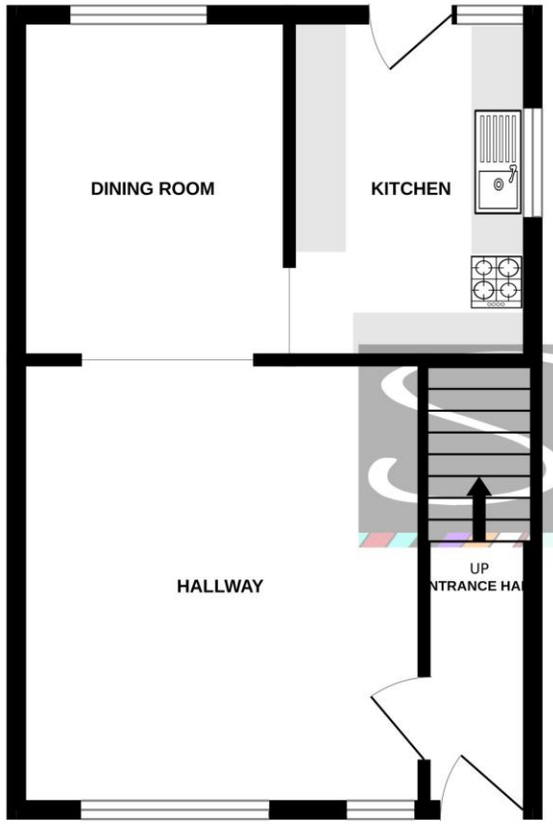
Bedroom 3 10' 7" x 6' 9" (3.22m x 2.06m)
Window to front. Measurements include over stairs cupboard.

Bathroom
Three piece suite of WC, washhand basin with mixer tap, bath with electric shower over, fully tiled walls, lino flooring.

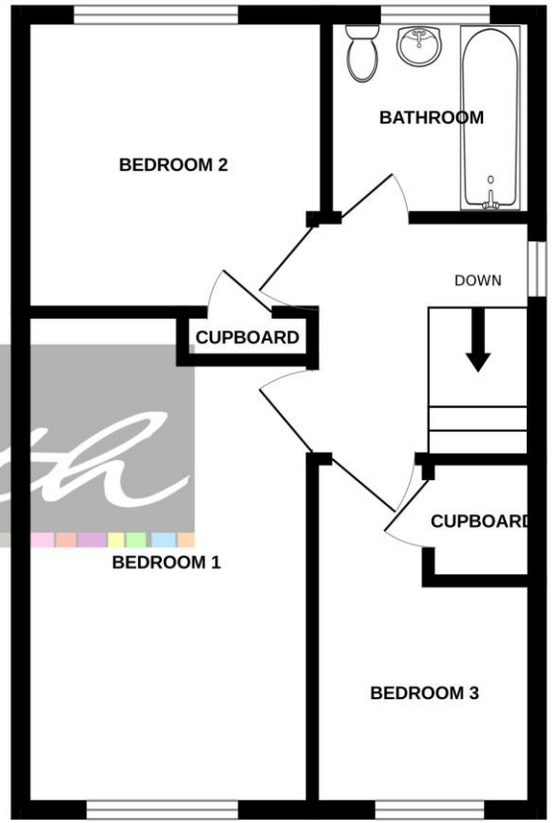
OUTSIDE
From Holland Road there is a driveway with parking for 2 cars. Front garden laid to lawn, side gate gives access to the rear garden.

Rear Garden
Patio area leading onto raised grass area, garden shed, brick wall to rear, outside light and outside tap. Path to side of the house leading to the front.

GROUND FLOOR



1ST FLOOR



Semi Detached House

Freehold

3

Garden

1

C

2

EPC D

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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