



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

Steven
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Beautifully presented home with a stunning sun-filled garden, two driveways and a bright, modern interior — perfect for effortless everyday living.

Step inside this beautifully presented home, where natural light, thoughtful design and a warm, welcoming feel come together to create a space that is ready to move straight into.

The heart of the home is the bright and airy living space, offering a comfortable yet stylish setting that flows seamlessly through to the garden — perfect for both relaxing evenings and entertaining friends and family.

The kitchen is modern and well-appointed, designed with both practicality and style in mind, making everyday living easy and enjoyable.

Upstairs, the property continues to impress with well-proportioned rooms and a layout that has been carefully designed to maximise space, giving the home a surprisingly spacious feel throughout.

One of the standout features of this home is the beautifully maintained garden, which enjoys plenty of sunlight and provides the perfect setting for outdoor

dining, summer evenings or simply unwinding in your own private space.

A real standout feature is the provision of two driveways — one to the front of the property and a second just around the corner — offering excellent flexibility and ample parking, rarely found with similar homes.

This is a home that truly needs to be seen to be appreciated — offering a perfect balance of style, comfort and functionality, ideal for buyers looking to move straight in and enjoy.

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)

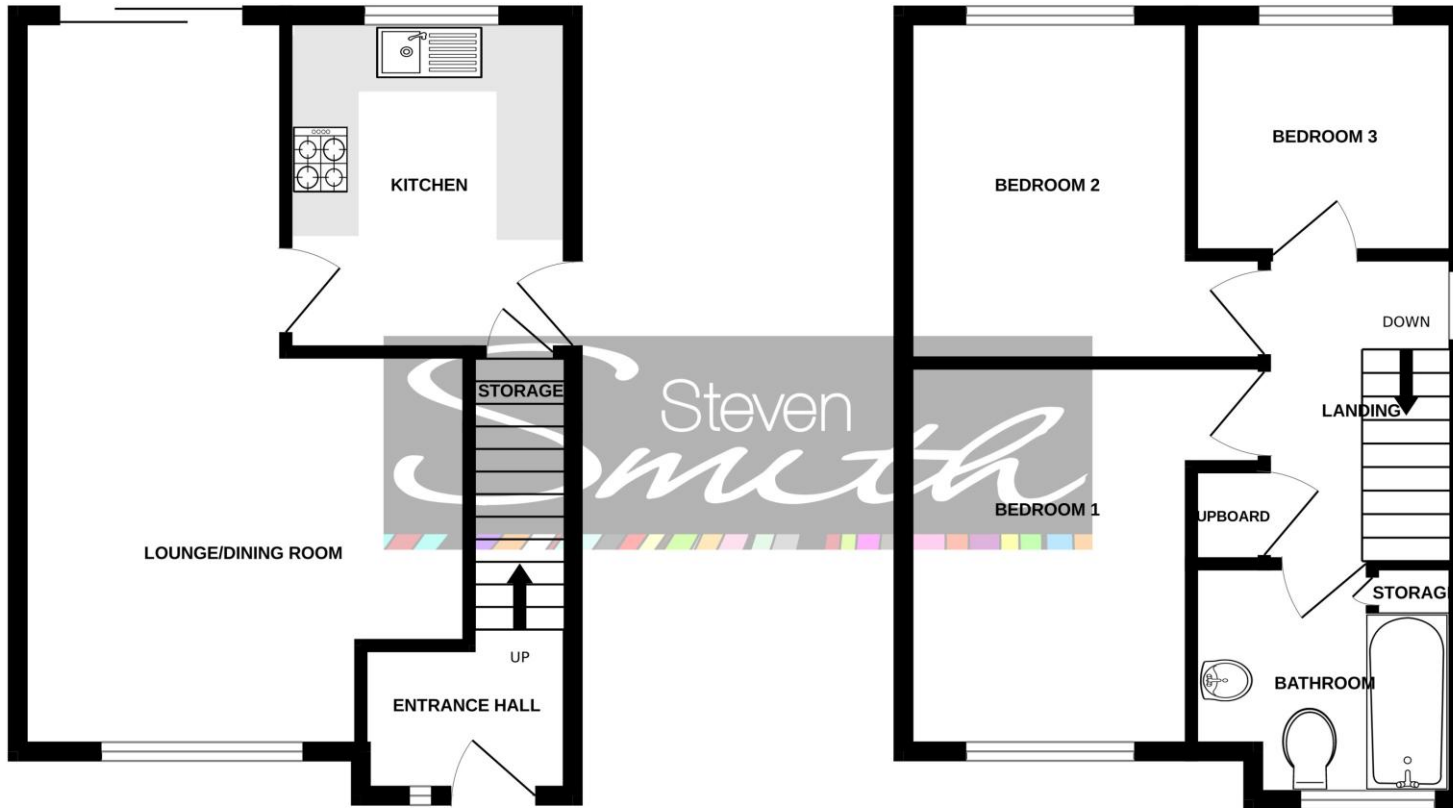
Which is accessed at the rear off Sumerlin Drive. With up and over door, power and light. With further parking to the front.





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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