



73 Kennaway Road, Clevedon, BS21 6JJ
£399,950

Steven
Smith

Located in a highly sought after cul-de-sac in the charming coastal town of Clevedon, this modern three bedroom semi detached home offers an exceptional opportunity for families and professionals alike. Perfectly positioned just a stone's throw from Yeo Moor Primary School and within level walking distance of the town's amenities, the property combines everyday convenience with a wonderful lifestyle setting. Offered for sale with no onward chain, it presents a smooth and straightforward move for its next owners. The accommodation is well balanced and thoughtfully arranged. A spacious entrance hall creates an immediate sense of welcome and leads to two versatile reception rooms, ideal for both relaxed family living and entertaining guests. The modern kitchen is stylish and practical, providing ample storage and workspace to suit contemporary lifestyles. Upstairs, there are three well proportioned bedrooms along with a modern family bathroom, all presented to complement the home's fresh and updated feel. Externally, the property continues to impress. To the front, a driveway provides off road parking and leads to a single garage, while a lawn area enhances the home's kerb appeal. The rear garden is beautifully maintained, offering a patio area perfect for outdoor dining and summer gatherings, alongside a neat lawn ideal for children or simply unwinding in the sunshine. Clevedon itself is renowned for its Victorian seafront, iconic

pier and welcoming community atmosphere. With independent shops, cafés and coastal walks all within easy reach, this home offers the perfect blend of seaside charm and practical family living in one of North Somerset's most desirable locations.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to:

Hallway

A lovely light and airy space with stairs to first floor, understairs seating with storage below. Door opens to:

Dining Room 15' 6" x 11' 5" (4.72m x 3.48m)

A very versatile space currently set up as a dining room with a window looking over the front gardens, door to kitchen and double doors opening to:

Sitting Room 14' 10" x 12' 11" (4.52m x 3.93m)

A great addition to the property with a sliding patio door opening to the rear garden and a window also looking out to the rear garden.

Kitchen 12' 9" x 9' 5" (3.88m x 2.87m)

Beautifully fitted with a comprehensive range of wall and base units with working surfaces, stainless steel sink with mixer tap,

electric oven with four ring induction hob and concealed extractor hood. Plumbing for washing machine, space for fridge/freezer, metro tiled splashbacks, wood effect floor, window and door to rear garden, spotlights.

FIRST FLOOR

Landing. Window to front, access to loft space and the airing cupboard housing the Worcester gas fired combination boiler.

Bedroom 1 15' 5" x 7' 3" (4.70m x 2.21m)

Two windows overlooking the rear garden.

Bedroom 2 8' 10" x 8' 6" (2.69m x 2.59m)

Window to rear.

Bedroom 3 8' 1" x 7' 10" (2.46m x 2.39m)

Window looking out over the front garden and Kennaway Road.

Bathroom

Beautifully fitted with a three piece suite of WC with concealed cistern, washhand basin set into vanity unit with storage below, bath with electric Mira Sports shower and glass shower screen door, partially tiled walls, wood effect floor, shaving point, obscure window, ladder radiator, extractor fan.

OUTSIDE

From Kennaway Road a driveway provides off road parking and leads to the garage. The front garden is laid to lawn. Right next to the front door is a useful cupboard for recycling bins etc.

The Rear Garden

The rear garden is a particular delight and there is a patio outside of the sliding doors from the sitting room which open to an area of level lawn and a small second patio at the rear. The garden has a small selection of shrubs and perennials to borders and is bound to the left and right hand side by concrete pillared panelled fencing and at the rear feather-board fencing.

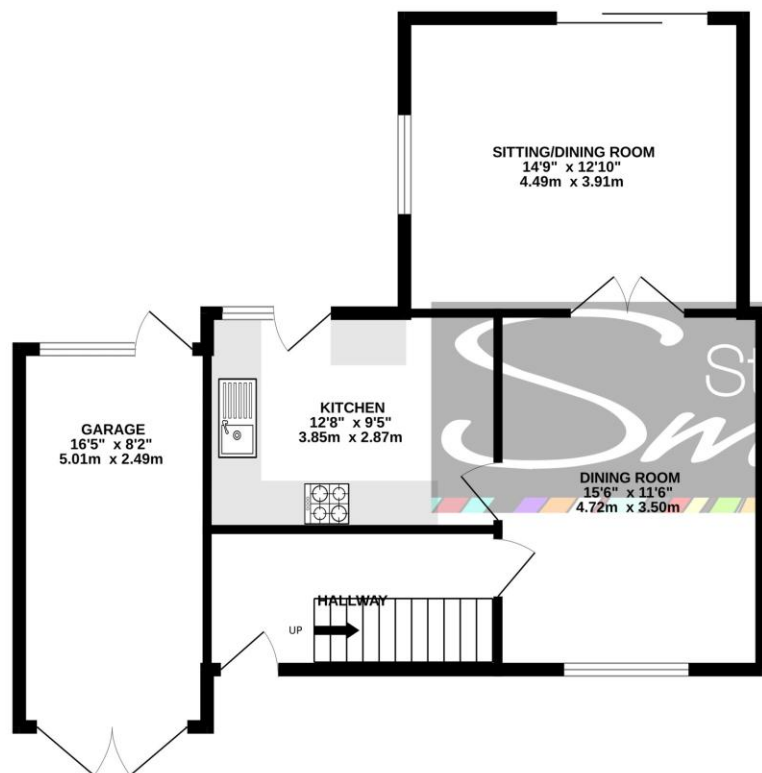
Garage 16' 6" x 8' 2" (5.03m x 2.49m)

With power and light and useful loft storage. There is also a personal door and window to the rear garden.

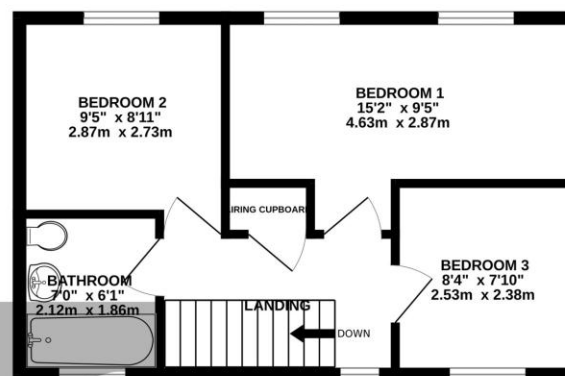




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 969sq.ft. (90.0 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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Semi Detached House



Freehold



3



Garden



1



C



2

EPC

C



Gas Central Heating



Parking



Health & Safety Statement

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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.

A: 12 The Triangle, Clevedon, North Somerset BS21 6NG

T: 01275 877771 W: stevensmithhomes.co.uk

E: steven@stevensmithhomes.co.uk FB: @stevensmithhomes

Steven Smith Town & Country Estate Agents Ltd. Registered Address: 12 The Triangle, Clevedon, North Somerset BS21 6NG. Registration Number: 7177353. Registered in England & Wales

