



4 Broadlands, Clevedon, BS21 6YT  
£315,000

Steven  
*Smith*



This delightful semi detached property provides an ideal family home and is expected to generate early interest. The ground floor is well planned with a good size sitting room to the front and a well fitted kitchen to the rear which flows seamlessly into a bright and airy conservatory overlooking the rear garden. This creates the perfect space to entertain family and friends! Upstairs, there are three well proportioned bedrooms and a modern bathroom with white suite. Throughout, the presentation is smart and neutral and offers a perfect blank canvas on which to put your own stamp. The outside enjoys a low maintenance rear garden and leads to the useful home office with additional storage. This thoughtful use of the former garage is ideally suited for those who now find themselves working from home! With level access to the town centre through Clevedon's network of paths, close proximity to favoured schools and easy access to woodland walks, this exceptional home is a must to view!

### **Accommodation (all measurements approximate)**

#### **GROUND FLOOR**

Front door opens to hall, stairs to first floor.

#### **Sitting Room 13' 6" x 12' 0" (4.11m x 3.65m)**

Bay style window looking out onto Broadlands, feature fireplace, dado rail, wood effect flooring flows through into:

#### **Kitchen/Diner 9' 6" x 9' 2" (2.89m x 2.79m)**

Fitted with a range of wall and base units with working surfaces, stainless steel sink, electric oven with four ring gas hob and contemporary extractor hood. Integrated appliances to include dishwasher and fridge/freezer, plumbing for washing machine, tiled splashbacks, tiled floor, window to rear, door to side and access to understairs cupboard housing the gas fired combination boiler.

#### **Conservatory 8' 8" x 7' 10" (2.64m x 2.39m)**

A great addition to the property of dwarf wall and PVC double glazed construction with wood effect floor and french doors opening to the rear garden.

#### **FIRST FLOOR**

**Landing.** Access to loft space and a storage cupboard.

#### **Bedroom 1 11' 4" x 8' 5" (3.45m x 2.56m)**

Window looking out to front.

#### **Bedroom 2 10' 5" x 8' 4" (3.17m x 2.54m)**

Window overlooking the rear garden.

#### **Bedroom 3 8' 0" x 7' 2" (2.44m x 2.18m)**

Window overlooking the rear garden.

#### **Bathroom**

White suite of WC, washhand basin, bath with electric shower, fully tiled walls, obscure window.

#### **OUTSIDE**

From Broadlands a tarmac driveway with paved edging provides off road parking and leads to the front door. This drive continues to the side of the property where there is an area of stone shingle immediately in front of the former garage. The garage has been converted into two spaces, one for storage so not suitable for cars and the second half a home office.

#### **The Rear Garden**

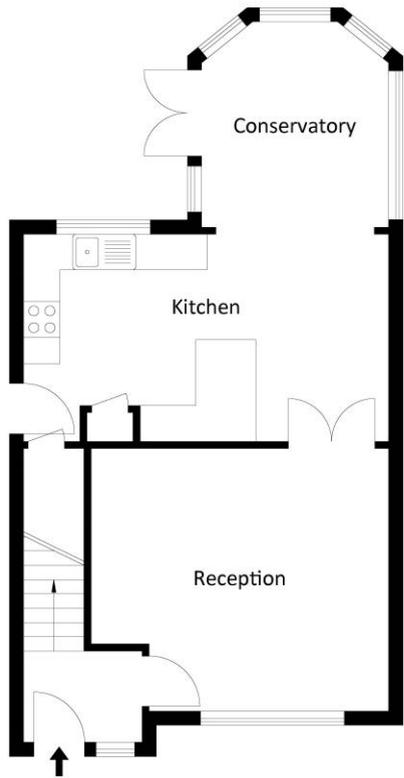
Is accessed via a wrought iron gate and immediately outside of the conservatory is a decking area, the garden is laid to stone shingle for ease of maintenance and is bound by close board panelled fencing and there is access also to a garden shed. Door opens into:

#### **Home Office 8' 9" x 7' 3" (2.66m x 2.21m)**

Obscure window, power and light, internal door into the former garage/storage area.



**4 Broadlands, Clevedon**  
 Approx. Area 447.10 Sq.Ft - 41.50 Sq.M

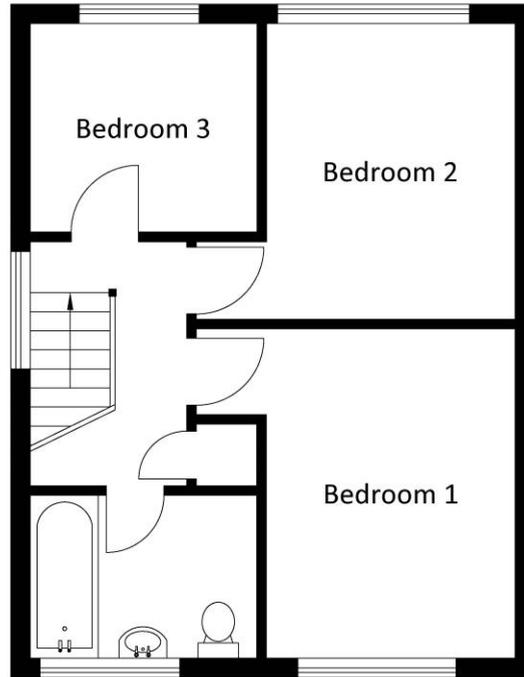


Ground Floor

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.

**4 Broadlands, Clevedon**  
 Approx. Area 362.20 Sq.Ft - 33.70 Sq.M

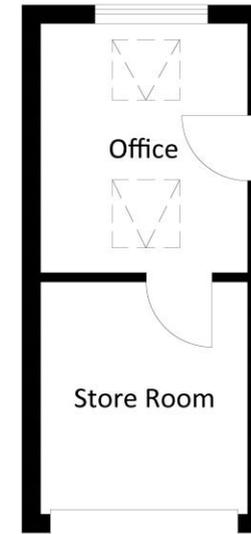


First Floor

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.

**4 Broadlands, Clevedon**  
 Approx. Area 130.70 Sq.Ft - 12.10 Sq.M



Store/Office

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.



Semi Detached House



Freehold



3



Outside Space



1



C



2

**EPC** D



Heating



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](http://stevensmithhomes.co.uk)  
E: [steven@stevensmithhomes.co.uk](mailto:steven@stevensmithhomes.co.uk) FB: [@stevensmithhomes](https://www.facebook.com/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

