



21 Yeomead, Nailsea, BS48 1JA  
Guide Price £379,950

GOODMAN  
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THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

21 Yeomead, Nailsea, BS48 1JA

Beautifully presented semi-detached home set on a large corner plot at the end of a quiet cul-de-sac—just a short walk from Nailsea town centre. Offers a great-sized garden, pleasant rear outlook, garage, and extra driveway parking. Fantastic potential to extend (STPP) without compromising outdoor space.

- Three Bedroom Semi Detached Property
- Renovated Kitchen And Bathroom
- Downstairs WC & Utility
- Plenty of Extension Potential (Subject to Planning)
- Detached Single Garage And Two Driveways
- Immaculately Presented Home
- Open Plan Kitchen/Diner
- Large Corner Plot
- Landscaped Garden to Both Front & Rear
- Close To The Town Centre

Tucked away at the end of a quiet cul-de-sac, this immaculately presented three-bedroom semi-detached home is a true hidden gem. Ideally located within walking distance of Nailsea’s thriving town centre, you’ll have easy access to a variety of coffee shops, restaurants, and local amenities. Occupying a generous corner plot, the property offers superb potential for extension (subject to the necessary planning consents), while still retaining a great-sized rear garden with a pleasant outlook. To the rear, you'll also find the added benefits of a garage and additional driveway parking—an increasingly rare find in such a central location. Additional benefits include a new boiler, replaced in September last year, and recently refurbished flat roofs, redone in July last year, offering peace of mind and reducing maintenance concerns.

Entrance

A bright and open entrance hall welcomes you in, with doors leading to the spacious living room and a convenient utility/WC. Stylish wood-effect flooring flows seamlessly throughout the entire ground floor, enhancing the sense of space and continuity.

Utility/WC

To the ground floor is a highly practical space comprising a well-equipped utility room with excellent storage and plumbing for both a washing machine and tumble dryer. It also includes a WC with a vanity

sink and a side window for natural light. This area is perfect for storing coats, shoes, and everyday essentials—keeping the rest of the home clutter-free.

Living Room

A well-presented living room featuring a large window to the front aspect, allowing plenty of natural light to fill the space. Double doors provide a great flow into the kitchen/diner, ideal for both everyday living and entertaining. A feature chimney breast houses an electric wood burner-style fireplace, adding warmth and character to the room.

Kitchen/Diner

A modern kitchen/diner, refitted to an exacting standard, featuring a range of traditional-style units with work surfaces over and integrated appliances. There's ample space for a family dining area, a side window offering views of the garden, and sliding doors that overlook and open out onto the rear garden—perfect for indoor-outdoor living.

First Floor Landing

The first-floor landing features a side window offering a pleasant outlook over the garden, with doors leading to all three bedrooms and the modern family shower room.

Bedroom One

A spacious double bedroom with a rear-facing window that offers a pleasant outlook towards open fields. There is ample space for wardrobes and additional bedroom furniture.

Bedroom Two

A generously sized bedroom currently accommodating bunk beds and a wardrobe, with a window to the front aspect providing plenty of natural light.

Bedroom Three

A spacious bedroom with a large rear-facing window that provides a pleasant outlook and fills the room with natural light.

Family Shower Room

A modern shower room, finished to an exacting standard, featuring a walk-in double shower, low-level WC, and pedestal sink. A front-facing window provides natural light and ventilation.

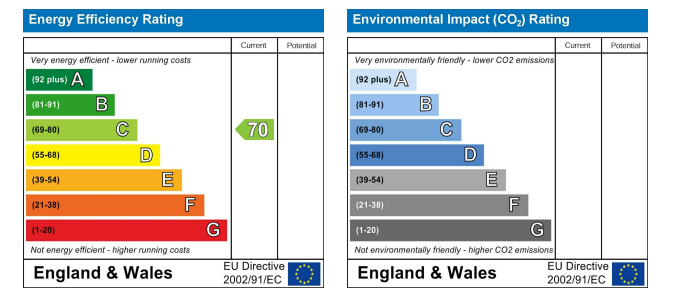
Garden

Situated on a generous corner plot, this stunning property enjoys a recently landscaped rear garden offering exceptional privacy, thanks to mature, tall laurel hedging. The garden features a well-maintained level lawn, a large patio ideal for outdoor entertaining, and a separate area laid with artificial lawn for low-maintenance enjoyment.

A standout feature is the fully fitted summer house, complete with power and lighting—currently used as a bar/family room, it would also make an ideal home office or garden studio. From the garden, a gate leads to the rear driveway, which provides off-street parking for two vehicles.

Garage & Parking

A single garage equipped with power, lighting, and an up-and-over door. A convenient courtesy door provides direct access to the garden. Driveway parking for one vehicle is located at the front of the property, leading directly to the garage. A second driveway to the rear provides additional off-street parking for two further vehicles.



Portishead

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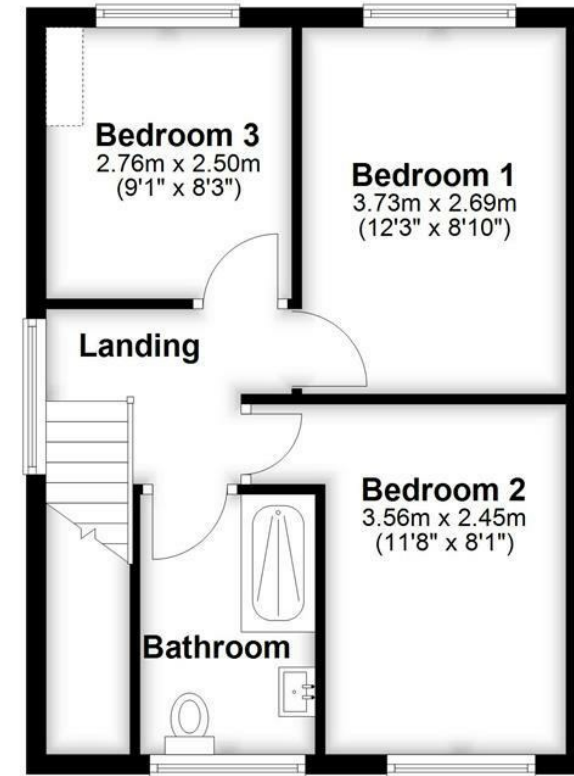
## Ground Floor

Approx. 54.1 sq. metres (582.6 sq. feet)



## First Floor

Approx. 39.1 sq. metres (421.3 sq. feet)



Total area: approx. 93.3 sq. metres (1003.9 sq. feet)



These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures and fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.