



6 BIRCH AVENUE,
CLEVEDON, BS21 7JT

**GOODMAN
& LILLEY**







6 BIRCH AVENUE

CLEVEDON BS21 7JT

GUIDE PRICE

£615,000

A fully renovated and wonderfully versatile four bedroom home in a popular and sought after Clevedon location, with private gardens and off street parking. A home to suit professionals, families, or downsizers alike. The definition of a turn key property.

Location

Birch Avenue occupies a highly regarded position within one of Clevedon's most desirable residential areas, offering an appealing balance of peaceful day-to-day living and excellent accessibility. Situated in the upper part of the town, the location enjoys an elevated setting within a well-established neighbourhood, popular with families and professionals alike. The area is known for its attractive homes, sense of community and convenient proximity to Clevedon's wide range of amenities.

Clevedon itself is a thriving and picturesque coastal town on the North Somerset coastline, renowned for its historic pier, attractive promenade and scenic marine lake. The seafront provides a wonderful lifestyle backdrop, with coastal walks, open green spaces and leisure facilities all easily accessible, while Hill Road and the town centre offer a vibrant mix of independent shops, cafés, restaurants and everyday services. Birch Avenue is well placed for access to both areas, allowing residents to enjoy the best of Clevedon's seaside charm and town-centre convenience.

The town is particularly well regarded for its choice of schooling, making the area appealing to families. A range of established primary schools are located nearby, along with Clevedon School, which provides secondary and sixth-form education and serves the wider community. The availability of education at all levels within close reach further enhances the practicality of this location.

Despite its coastal setting, Clevedon offers strong transport connections. The nearby M5 motorway, accessed via Junction 20 at Clevedon or Junction 19 at Portishead, provides straightforward routes to Bristol, the wider South West and the national motorway network. For rail commuters, Yatton railway station is a short drive away, offering regular services to Bristol Temple Meads and onward connections to London and beyond. A comprehensive local bus network also links Clevedon with surrounding towns including Nailsea, Weston-super-Mare and Bristol.

Overall, Birch Avenue presents an excellent opportunity to enjoy a relaxed coastal lifestyle without compromising on connectivity, schooling or everyday convenience, making it a highly attractive location within this sought-after North Somerset town.

Summary

Located in a desirable residential setting in Clevedon, this beautifully presented four-bedroom dormer bungalow offers stylish, light-filled and highly versatile accommodation, finished to a high standard with all works thoughtfully completed since 2017.

Designed with modern family living in mind, the home provides exceptional flexibility. The heart of the property is the impressive kitchen/dining room — a wonderfully sociable space that flows beautifully and enjoys direct access to the rear garden, creating effortless indoor-outdoor living. Perfect for both everyday family life and

entertaining, this space leads conveniently into a separate utility room, keeping laundry and additional storage neatly tucked away.

The spacious lounge is equally inviting, featuring elegant French doors opening onto the garden, allowing natural light to pour in. A charming log burner creates a cosy focal point, making this a room to enjoy all year round.

The ground floor offers superb versatility, with two bedrooms providing adaptable accommodation to suit a variety of needs — whether as guest rooms, a home office, playroom or additional reception space. A well-appointed WC with electric shower and wash basin adds further convenience, while plentiful storage cupboards enhance the practicality of the layout.

Upstairs, the sense of space continues. The principal bedroom is particularly impressive — a hugely proportioned retreat with windows overlooking the rear garden and a desirable Juliet balcony, adding character and charm. The substantial family bathroom is beautifully designed and exceptionally generous, featuring a bath, walk-in shower, WC and wash basin. It benefits from dual access via both the landing and the main bedroom, offering flexibility and a touch of luxury. A further smaller bedroom to the front completes the first-floor accommodation.

Externally, the enclosed rear garden provides a patio area ideal for outdoor dining, a flat lawned section perfect for children or pets, an outside water

tap, and secure fenced boundaries. To the front, the property enjoys a lawned garden with mature shrubs adding kerb appeal, along with two off-street parking spaces.

Light, neutrally decorated and impeccably maintained throughout, this exceptional home offers generous proportions, flexible living options and high-quality finishes — a superb opportunity that must be viewed to be fully appreciated.

Other information

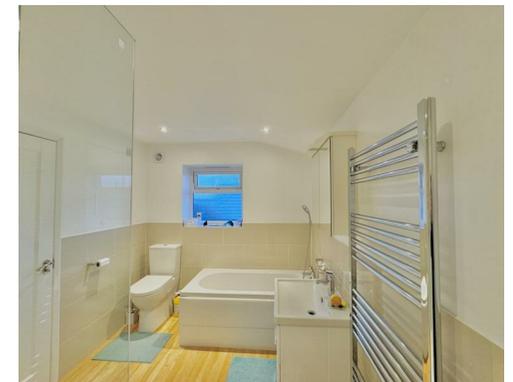
Tenure: Freehold

Services Connected: Mains Gas, Electric Water & Sewage.

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: C

EPC: C (valid until March 2034)



- Four Bedroom Linked-semi
- EPC C
- Sought After Clevedon Location
- Kitchen Diner
- Off Street Parking
- Two Bathrooms



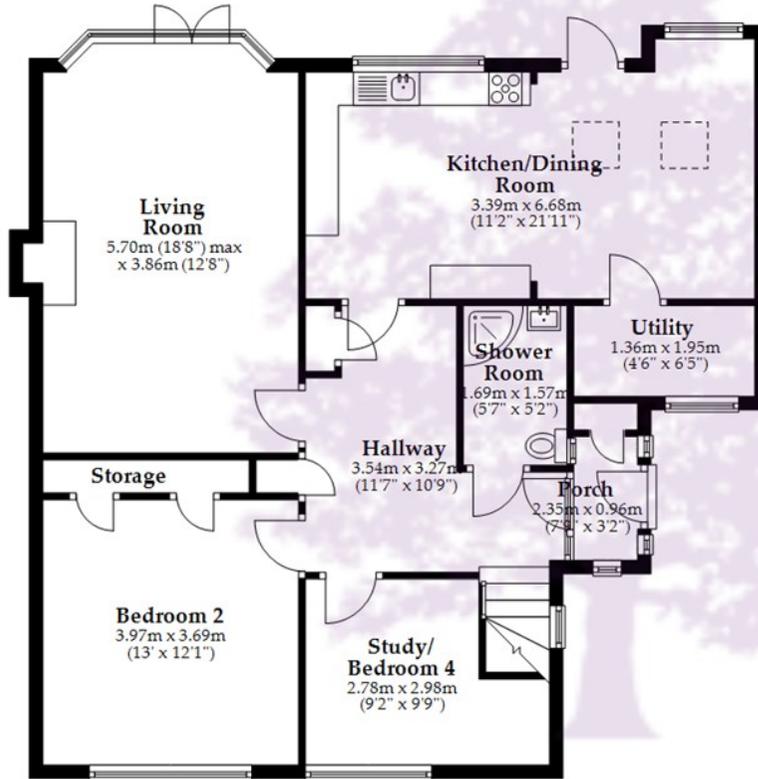


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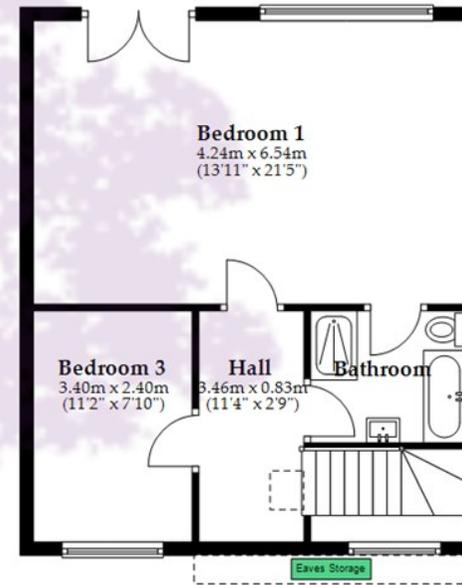
Ground Floor

Approx. 97.6 sq. metres (1051.1 sq. feet)



First Floor

Approx. 48.3 sq. metres (519.4 sq. feet)



Total area: approx. 145.9 sq. metres (1570.5 sq. feet)

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.

Plan produced using PlanUp.

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