



4 BIRCH AVENUE,
CLEVEDON, BS21 7JT

**GOODMAN
& LILLEY**







4 BIRCH AVENUE

CLEVEDON BS21 7JT

GUIDE PRICE

£550,000

Spacious, light and incredibly versatile four-bedroom dormer bungalow set within a sought-after Clevedon location, tucked away in a lovely quiet residential area. Offering flexible accommodation ideal for modern family living, off-street parking and enclosed gardens, this superb home must be viewed to be fully appreciated.

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 backdrop, with coastal walks, incredible sunsets, open green spaces and leisure facilities all easily accessible, while Hill Road and the town centre offer a vibrant mix of independent shops, cafes, 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, 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 (a 30 min journey).

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 highly regarded residential area of Clevedon, this beautifully presented four-bedroom dormer bungalow at 4 Birch Avenue offers spacious, light and exceptionally flexible accommodation, perfectly suited to modern family life.

The property immediately impresses with a solid oak front door opening to a generous and practical porch area - an invaluable everyday space providing excellent storage for coats, shoes and outdoor wear, helping to keep the main home tidy. From here, the layout flows naturally into the kitchen/dining area with adjoining utility room or through to the large and welcoming entrance hall, creating a wonderful sense of movement and connectivity throughout the ground floor.

The kitchen/dining room forms the true heart of the home. A sociable and inviting space designed for both relaxed family living and entertaining. There is ample room for a substantial dining table, making it ideal for gatherings and celebrations. A door provides direct access to the rear garden, perfect for summer dining and easy indoor-outdoor living. Outside, an attached brick-built shed provides useful storage for garden equipment. Just off the kitchen, the separate utility room offers a highly practical area for washing machines, tumble dryers and additional storage, ensuring the main living spaces can remain uncluttered.

To the rear of the property, the spacious lounge is beautifully light and airy, with French doors opening onto the south facing garden allowing natural light to pour in. This generous reception room provides a comfortable yet elegant setting for both quiet evenings and larger gatherings, and with double glazing throughout the property,

it remains warm year round. The original 1960's fireplace forms a focal point to the room and could be easily converted to house a log burner.

The ground floor accommodation is wonderfully versatile. There is large double bedroom and a further smaller bedroom, both enjoying windows overlooking the front garden. These rooms offer excellent flexibility and could equally serve as guest accommodation, a dedicated home office, playroom or hobby room depending on individual needs. A convenient downstairs WC with wash basin further enhances the practicality of the layout.

Upstairs, the property continues to impress with two generously sized double bedrooms, each offering comfortable proportions and pleasant outlooks to the front and rear of the property. The spacious Harry Powell fitted bathroom is thoughtfully appointed, featuring a separate bath, walk-in shower, wash basin, WC and under eaves storage, ideal for busy households seeking both comfort and convenience.

Externally, the enclosed rear garden has been designed for both enjoyment and ease of maintenance. It comprises a lawned section for children or pets, a water tap, an enclosed storage area and fenced boundaries providing privacy and security. To the front, the property benefits from a lawned garden with mature shrubs adding greenery and kerb appeal, alongside driveway parking providing off-street space for two vehicles.

Throughout, the home feels bright, airy and well balanced, with adaptable spaces that can evolve with changing family requirements, including excellent potential for home working. Combining generous proportions, practical design and a sought-after location close to local amenities and the seafront, this superb property offers an exceptional opportunity and 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: D

EPC: TBC



- Four Bedrooms
- Flexible Living

- Kitchen Diner
- Off Street Parking

- Downstairs WC
- South Facing Garden

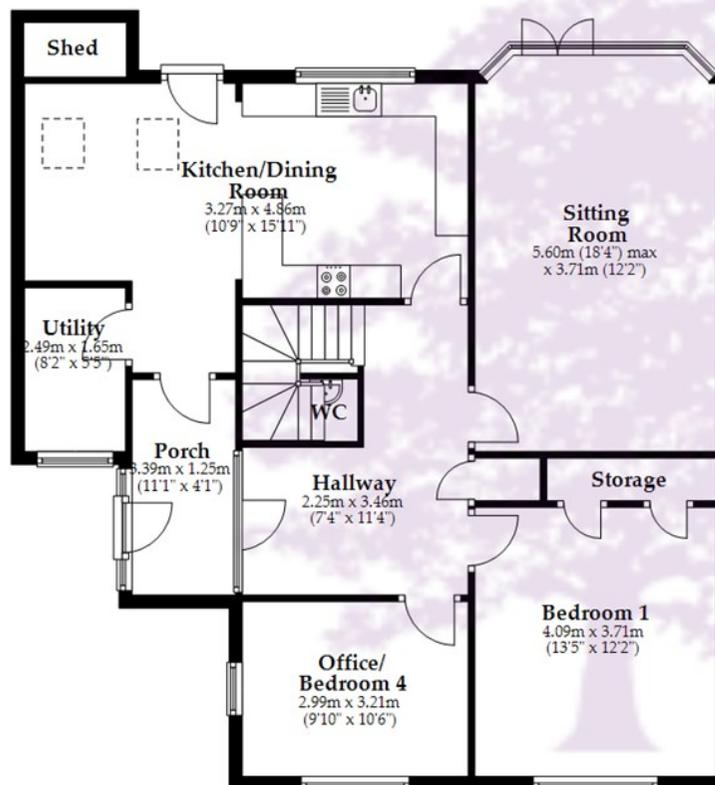




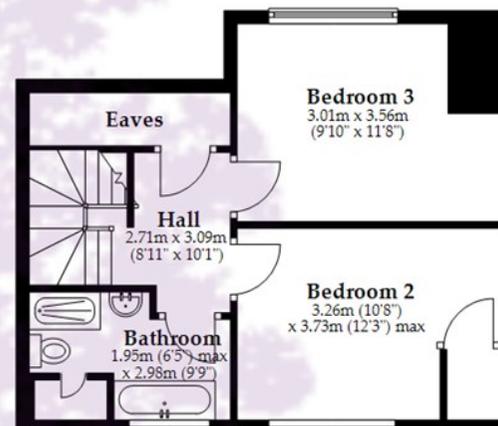
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Ground Floor
Approx. 100.9 sq. metres (1086.0 sq. feet)



First Floor
Approx. 38.3 sq. metres (412.7 sq. feet)



Total area: approx. 139.2 sq. metres (1498.7 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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