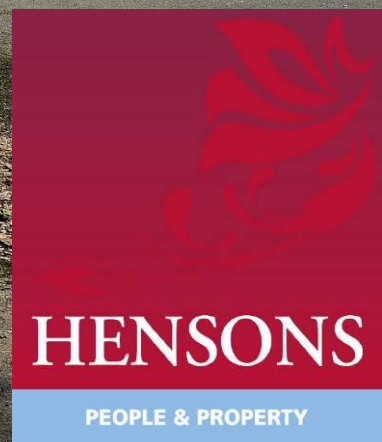




A 4 bedroom semi detached home with rural views and an exceptional garden that potentially includes space for a building plot to the side.



# 1 Leighwood Drive, Nailsea, North Somerset BS48 2SR

**£499,950 - Freehold**

A spacious 4 bedroom semi detached family house with an extraordinarily large level west facing garden and rural views. Available without any onward chain delays.

While already extended the property offers tremendous potential for further enlargement or even possibly the addition of a second property in the garden to the side, subject to planning permission. The existing accommodation is extensive with two reception rooms, a kitchen breakfast room, a utility room, a cloakroom and a large part integral garage.

The first floor living space comprises 4 well balanced bedrooms, a family bathroom and an ensuite shower area that could be altered to create a full ensuite shower room if required.

The entrance hall opens to both reception rooms with the 25' (7.63m) living room enjoying a double aspect with an outlook to the front and rear with open farmland beyond.

The dining room leads in turn to a bright, airy triple aspect kitchen breakfast room that again overlooks the rear garden and offers a range of fitted cupboards together with space for informal dining. The kitchen has French doors leading out to the patio and garden and there is access to the utility room with fitted kitchen units, a sink unit and a door to the side.

Returning to the hall a staircase rises to the landing on the first floor and a further door opens to the cloakroom – WC that has a window to the front.

The bedrooms are well proportioned with three having fitted wardrobes and the principal bedroom having a recessed shower and basin.





### Outside:

The gardens are a particular feature of the house being exceptionally large both at the front and the rear.

The front garden stretches away from the house for a considerable distance to the west. A gate at the side of the garage opens to the rear garden that is screened by a wall and is laid to lawn with a former vegetable garden to one side. The rear garden adjoins open fields and allows views towards Tickenham and the wooded Hillside of Cadbury Camp and Clevedon away in the distance.

### Services & Outgoings:

Mains water, gas, electricity and drainage are connected. Telephone and broadband are available including super fast broadband and Cable broadband services in the close with download speeds of 1Gb or higher. Full gas fired central heating through radiators.

Council Tax Band D



### Energy Performance:

The house has been assessed at band C-71 for energy performance which is well above the national average for England and Wales of D-60. The full energy performance certificate is available on request by email.

### Viewing:

By appointment with **HENSONS**: Tel: 01275 810030

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## About Nailsea:

Still known affectionately by many as 'the village', Nailsea is the smallest of the four North Somerset towns, but the most conveniently placed for Bristol at just 8 miles from the city.

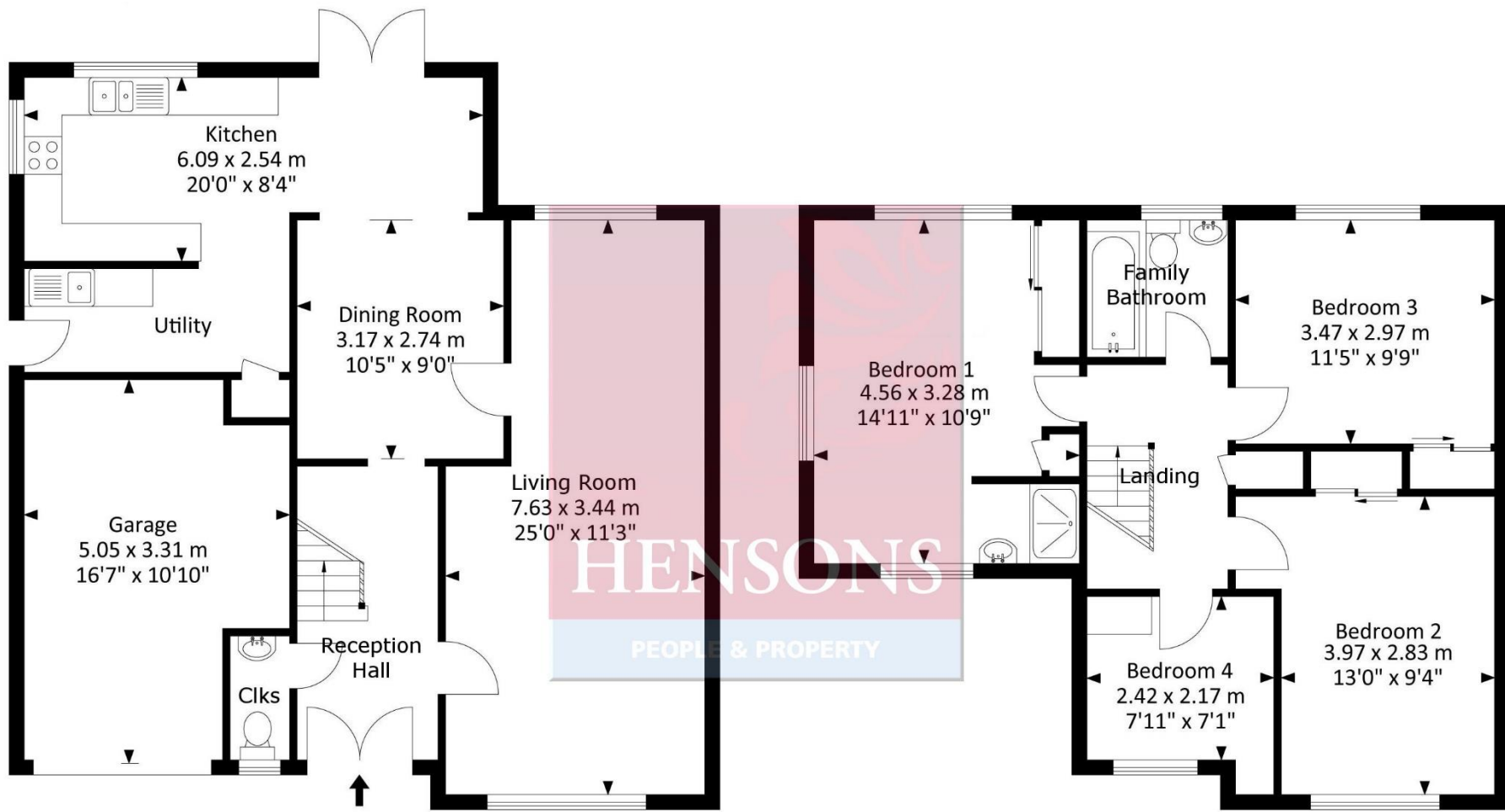
A good range of amenities are available including large Tesco and Waitrose supermarkets, Doctors and Dental surgeries, a pedestrianised shopping centre with some nationally known and smaller independent retailers and professional offices.

There are additional local shops within walking distance of the house, while a monthly farmers market is an attraction and there is a good selection of cafes, pubs and restaurants.

There is high employment and the schools are good with Hannah Moor and The Grove schools close by. Nailsea and Backwell secondary schools are both within easy reach and independent schools in the area include The Downs and Fairfield PNEU.

Though well placed for the commuter, Nailsea is surrounded by pretty North Somerset countryside but with easy access to other major centres in the area and access to the Sustrans national cycle network with a good route to Bristol and other destinations. Junctions 19 and 20 of the M5 are less than 6 miles giving easy access to the country's motorway network and a main line rail connection is available at Nailsea and Backwell Station which is within walking distance with direct trains to Bristol, Filton-Abbeywood, Bath and London- Paddington.





Ground Floor

First Floor

A portion of the land to the rear of the house is being considered for potential future residential development, further information is available from the agents on request.

The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or even connected. A buyer is advised to obtain verification from their solicitor or surveyor. The particulars are provided subject to contract and include floor plans that can only give a general indication of the layout of the property. All measurements are approximate and may be rounded up or down when converted between imperial measurements and metric measurements. All fixtures and fittings are excluded from the sale unless separately included within the 'fixtures and fittings' list that will be provided by the seller's conveyancer's or solicitors as a sale proceeds. Any reference to planning consent and land areas are only opinion or estimate or, where mentioned based on information provided by the sellers. Where potential for development, improvement or extension is mentioned, no guarantee of a favourable planning consent is given, and no detailed exploration of supposed potential has been undertaken unless otherwise expressly stated as having been carried out by Hensons rather than the seller or their architect or town and country planning advisors. For further information with regard to planning consent requirements and possibilities, we recommend that an appointment is arranged to meet with our fully qualified planning consultant (there may be a charge for that service). These draft particulars do not form part of any contract and no warranty is given neither do they form part of any offer made by the agents or the seller. © Hensons



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