



A substantial 4 double bedroom detached home with 3 reception rooms occupying a quiet level setting at the head of an established cul de sac.





## 21 Leighwood Drive, Nailsea, North Somerset BS48 4SZ

### Offers in the region of £537,500 - Freehold

A very spacious 4 bedroom, 3 reception room detached family house offering flexible accommodation and found at the head of a peaceful close on the western edge of Nailsea. The property enjoys a quiet position within easy reach of local amenities and open countryside and is available with no onward chain delays.

The cul de sac is well established and offers a nice feeling of space with the house positioned away from any busy roads or areas of potential new development. There is a minimarket and a butcher's shop in nearby North Street, while the town centre which offers a comprehensive selection of amenities is about a mile away.

The property has been thoughtfully and very successfully extended over the years and now offers generous and well-balanced accommodation ideal for family living with excellent ground floor pace and superb double bedrooms.



*The spacious living room*



*The dining room*



*The study*

The house is approached over a block paved drive the forms an attractive but low maintenance setting and the front door opens to an entrance hall that leads to a cloakroom and to an impressive living room measuring virtually 21' x 15'5" (6.37m x 4.71m). This inviting space features a period-style fireplace, a deep bow window to the front and a further window to the side, creating a bright double aspect.

Adjoining the living room is a well-proportioned dining room with patio doors opening directly to the rear garden, making it ideal for entertaining or family meals.

From here, a door leads to the kitchen which is fitted with a comprehensive range of traditional oak wall and floor cupboards with ample laminated worksurfaces, an inset hob with a cooker hood above and a built in oven-grill beneath. A walk-in larder adds further storage, and the outlook is again over the rear garden. Beyond the kitchen, a utility room offers a very useful addition with access to both the garden and a separate side entrance.

The ground floor also benefits from a dual aspect study or playroom, providing a quiet and private workspace with patio doors to the garden.

Upstairs, the layout includes four comfortable double bedrooms with the principal bedroom featuring a range of fitted wardrobes and an en suite shower room.

The remaining bedrooms are all well-sized, with bedroom two offering a useful study recess, and bedrooms three and four overlooking the garden to the rear. A spacious family bathroom with a shower over the bath completes the first floor accommodation.

### Outside:

The drive provides good parking and an area of gravel to the side further reduces maintenance and offers additional parking if needed.



*The principal bedroom*



*The kitchen*



*The utility room*

There is an integral garage with light, power and a roller door, while a path allows access via the side of the house to the rear.

The rear garden includes a sweep of lawn and an extensive paved patio area with a deck at the bottom of the garden and three useful garden sheds. The whole garden is well screened with timber panel fencing.

### Energy Performance:

The house has been assessed at band D-63 for energy performance.



## Services & Outgoings:

All mains services are connected. High speed broadband services are available, including superfast broadband and cable broadband with download speeds of 1Gb or higher. Full gas-fired central heating via radiators, with a recently replaced Worcester boiler.

Council Tax Band: E

## Construction:

The house is traditionally constructed.

## Mortgages & Finance:

There is a bewildering array of funding options for this property. Our fully qualified independent financial advisor (I.F.A.), Graham will be pleased to provide FREE, Impartial advice as you need it.

## Viewing:

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

## About Nailsea:

Nailsea is the smallest of the four North Somerset towns but the most conveniently located for Bristol, being just eight miles from the city.

A good range of amenities is available, including large Tesco and Waitrose supermarkets, doctors' and dental surgeries and a pedestrianised shopping centre featuring both national retailers and independent shops. Additional amenities include gyms, a monthly farmers' market and a good selection of cafés, pubs, and restaurants.

The schools are well regarded with Nailsea School located in the town centre.

Although well placed for commuters, Nailsea is surrounded by attractive North Somerset countryside. The town benefits from easy access to major centres in the region, as well as the Sustrans national cycle network, which provides a good route to Bristol and other destinations.

Junctions 19 and 20 of the M5 motorway are less than six miles away, offering excellent connectivity to the national motorway network. Nailsea & Backwell railway station, within walking distance of the property, provides direct train services to Bristol, Filton Abbey Wood, Bath and London - Paddington, among other destinations.

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 recommended 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. Accuracy is not guaranteed and should not be relied on for any purpose. 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 sellers' 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 of 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. 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. All images and plans

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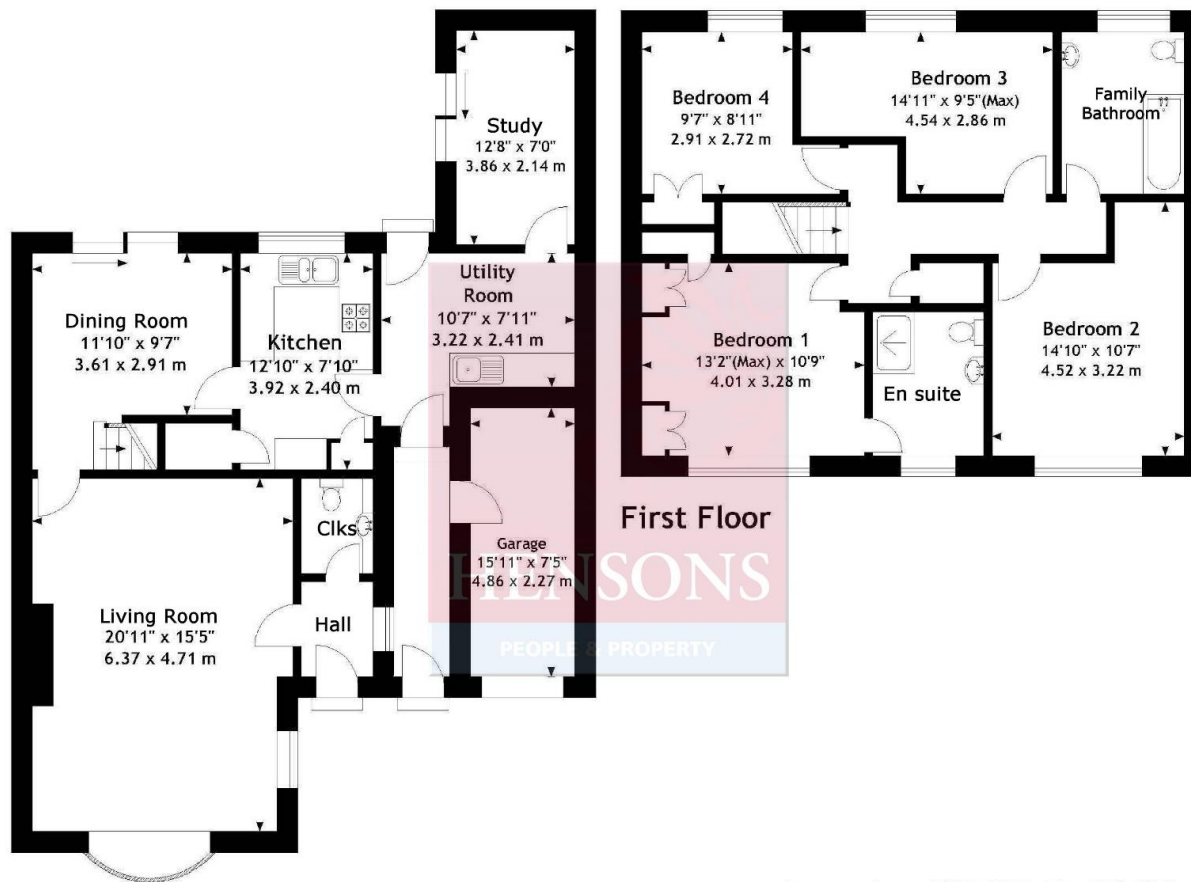
*The en suite shower room*



*Bedroom 2*



*Bedroom 3*



Ground Floor

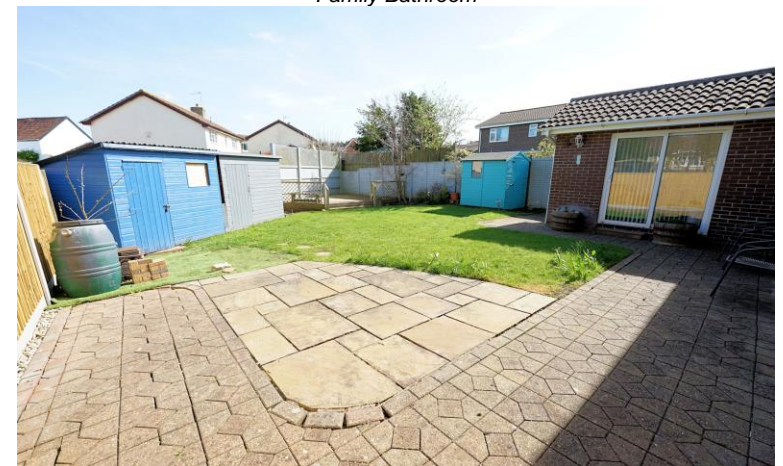
Approx. Area 1685.60 Sq.Ft - 156.60 Sq.M  
(Total Area Includes Garage)



Bedroom 4



Family Bathroom



The garden



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