



20 Leighwood Drive, Nailsea, BS48 4SY  
**£600,000**

Steven  
*Smith*



Positioned in a popular residential cul de sac within the town of Nailsea, this substantial property has been a much loved family home for many years and offers a great amount of flexible space, ideal for a wide range of purchasers. Spanning two floors and including a self contained annex, those with a growing family, those looking to house a semi dependent relative or those considering a potential source of rental income, will be particularly impressed with the accommodation on offer. The principal ground floor layout provides a welcoming sitting room benefitting from a good amount of natural light, separate dining room leading onto the gardens and a well equipped kitchen with appliances. In addition and for the convenience of modern living, this floor includes two cloakrooms, a separate utility and study together with access to the large garage, with up and over electric door. To the first floor, there are four well proportioned bedrooms with ample storage together with an en suite to the master bedroom and a well fitted family bathroom. Access to the well appointed annex is via a separate staircase situated in the inner hallway where you will find a further living room, fitted kitchen/diner, bedroom with generous storage and modern shower room. Outside, the property enjoys well maintained gardens with lawn, patio, established borders and attractive summerhouse whilst to the front, there is ample off street parking together with access to the garage. In addition, this well proportioned and flexible family home benefits from 21 solar panels to the roof, providing additional income. Nailsea remains a popular destination and is well served with schools, shop, amenities and excellent transport links.

### **Accommodation (all measurements approximate)**

Front door opens to entrance hall. Window to side, access to:

#### **Cloakroom**

Comprising toilet and sink with vanity unit. Tiled backsplash, obscure window to side.

#### **Sitting Room 25' 8" x 12' 1" (7.82m x 3.68m)**

A large, extended sitting room with multiple seating areas. With gas fireplace, two windows to front.

#### **Dining Room 12' 3" x 9' 9" (3.73m x 2.97m)**

Stairs rise to first floor, double doors open to rear garden.

#### **Kitchen/Breakfast Room 13' 1" x 8' 11" (3.98m x 2.72m)**

Fitted with a range of wall and base units with working surfaces and breakfast bar. Includes integrated fridge/freezer, dishwasher, extractor hood and stainless steel sink with drainer. Space for range cooker. Tiled floors, tiled backsplash, access to understairs storage cupboard. Window to rear, door to side.

#### **Study 16' 2" x 8' 2" (4.92m x 2.49m)**

A useful space currently in use as a study/home office, but could also double as a playroom or extra sitting room. Wood effect floor, window to rear.

#### **Inner Hall**

With stairs rising to the annexe. Door to rear garden, tiled flooring. Access to the double garage.

#### **Utility Room 9' 1" x 8' 0" (2.77m x 2.44m)**

With wall and base units providing further storage. Includes sink with drainer. Space for washing machine, tumble dryer and extra fridge and freezer. Tiled backsplash, tiled floor, window to rear.

#### **Cloakroom**

With toilet and sink. Tiled floor, extractor fan.

### **FIRST FLOOR**

Landing. Providing access to first floor rooms and airing cupboard.

#### **Bedroom 1 12' 3" x 11' 10" (3.73m x 3.60m)**

Double bedroom with fitted wardrobes and dressing table. Window to front.

#### **En-Suite**

Comprising sink and large shower cubicle with mains shower over. Fully tiled walls, tiled floor, extractor fan.

#### **Bedroom 2 9' 11" x 9' 6" (3.02m x 2.89m)**

Double bedroom with built-in wardrobe. Window to rear.

#### **Bedroom 3 9' 9" x 7' 0" (2.97m x 2.13m)**

Small double bedroom with built-in wardrobes. Window to rear.

#### **Bedroom 4 9' 3" x 6' 8" (2.82m x 2.03m)**

Single bedroom with built-in dressing table and wardrobes. Window to front.

#### **Bathroom**

With suite comprising toilet, sink and bath with shower over. Fully tiled walls, tiled floor, obscure window to side. Access to loft hatch.





## Annexe

### Entrance Hall

Access to the accommodation and loft hatch.

### Sitting Room 12' 6" x 11' 5" (3.81m x 3.48m)

Spacious sitting room with electric fireplace. Window to front.

### Kitchen/Diner 11' 5" x 9' 10" (3.48m x 2.99m)

Fitted with a range of wall and base units with working surfaces. Includes double sink with drainer and extractor hood. Space for washing machine, fridge/freezer, cooker and dishwasher. Tiled backsplash, window to rear.

### Bedroom 11' 5" x 9' 10" (3.48m x 2.99m)

Double bedroom with built in wardrobes. Window to front.

### Shower Room

With suite comprising toilet, sink and large walk-in shower. Fully tiled walls, obscure window to rear. Access to storage cupboard.

### OUTSIDE

To the front, there is a neatly tended lawn with ample parking and access to the double garage, with electric up and over door.

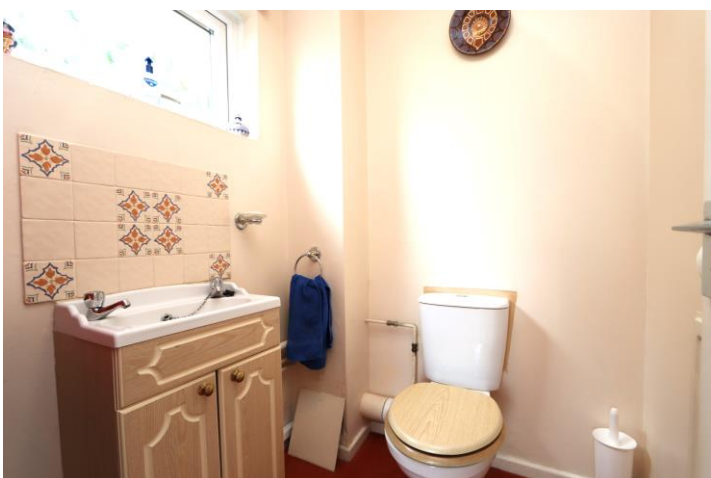
### Rear Garden

#### 36' x 64' (10.96m x 19.49m) approximate

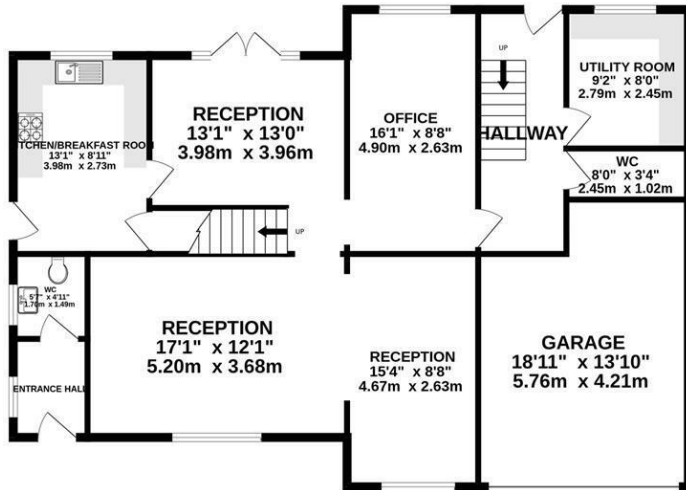
The beautifully tended garden offers an expanse of lawn and generous patio area framed by established, colourful borders. It offers a fantastic outside space for avid gardeners and entertaining alike. In addition, there is a useful storage shed and attractive summerhouse with light and power.



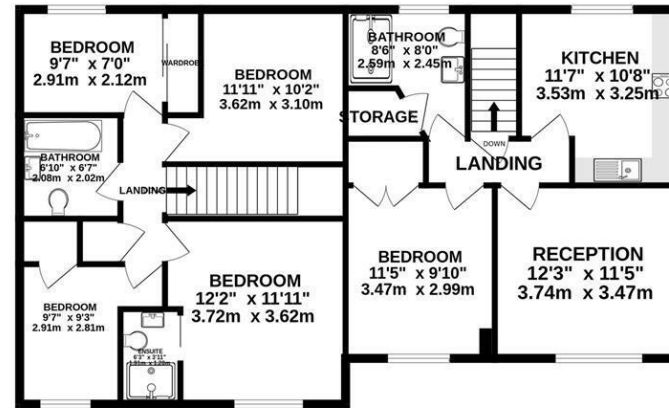




**GROUND FLOOR**  
1257 sq.ft. (116.7 sq.m.) approx.



**1ST FLOOR**  
1062 sq.ft. (98.7 sq.m.) approx.



**TOTAL FLOOR AREA : 2319 sq.ft. (215.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Detached house



Freehold



5



Gardens



3



E



3

**EPC**

C



Central heating



Garage and Parking







**Health & Safety Statement**

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

**Please Note**

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

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