



31 The Leys, Clevedon, North Somerset, BS21 7YQ

£499,950

Steven
Smith

Located in a highly sought after residential area close to Marshalls Field, this stunning semi detached property offers an exceptional blend of space, style and comfort. Beautifully extended and presented in immaculate condition throughout, this home is perfect for modern family living. The ground floor boasts a bright and spacious layout, featuring a generous sitting room, an open plan kitchen/dining area with quality fittings, a quality conservatory, utility room and a WC. Upstairs, four well proportioned bedrooms provide ample accommodation, including a stylish principal bedroom with a luxurious en-suite. The contemporary family bathroom is finished to a high standard. Externally, the property benefits from a private south facing rear garden, perfect for outdoor entertaining. Located close by is a garage and parking space. With Marshalls Field just moments away and excellent local amenities, schools, and transport links nearby, this home combines convenience with lifestyle in a highly desirable Clevedon location.

Accommodation (all measurements approximate)

GROUND FLOOR Front door opens to:

Hall

Stairs to first floor, wood effect flooring.

Sitting Room 13' 3" x 12' 5" (4.04m x 3.78m)

Measurements exclude an under stairs cupboard. Window to front, wood effect

floor, electric wood effect stove, double doors open to

Dining Room 15' 6" x 10' 11" (4.72m x 3.32m)

The hub of the house! With spotlights, opening to the conservatory and

Kitchen 12' 6" x 9' 6" (3.81m x 2.89m)

Beautifully fitted with a range of wall and base units with butchers block worksurface incorporating a sink with mixer tap. Double electric oven, four ring induction hob with contemporary extractor hood. Integrated appliances to include fridge freezer and dishwasher. Wood effect floor, French doors to the rear garden and window to front. Door opens to

Utility 7' 1" x 6' 5" (2.16m x 1.95m)

Fitted with the same units as the kitchen and the same work top. Plumbing for washing machine and space for tumble dryer. Access to the Worcester gas fired combination boiler. Window and door to rear garden. Tiled effect floor.

WC

Contemporary white suite of wc and wash hand basin. Tiled floor. Obscure window. Spotlights and contemporary radiator.

From the dining room there is immediate access to

Conservatory 11' 10" x 11' 7" (3.60m x 3.53m)

A great addition to the property with a clear glass room, French doors to the rear garden, wood effect floor.

Landing

Access to loft space, storage cupboard.

Bedroom 1 12' 11" max 9' 1" min x 12' 7" (3.93m x 3.83m)

A front to back room with window to front and second window to rear, wood effect floor.

En suite

Beautifully fitted with a three piece white suite of wc, wash hand basin and shower cubicle. Tiled effect floor, chrome ladder radiator, obscure window, spotlights and extractor fan.

Bedroom 2 13' 7" x 8' 10" (4.14m x 2.69m)

Measurements exclude a built in wardrobe, window to front, wood effect floor.

Bedroom 3 9' 3" x 9' 2" (2.82m x 2.79m)

Window to rear, measurements exclude a built in cupboard.

Bedroom 4 10' 1" x 6' 6" (3.07m x 1.98m)

Measurements include an over stairs cupboard, window to side, wood effect floor.



Family Bathroom

Beautifully fitted with a three piece white suite of wc, wash hand basin, bath with mains shower. Fully tiled walls, wood effect floor, obscure window, spotlight, ladder radiator.

Outside

From the leys a pedestrian pathway give access to a picket fence and gate which open to the front of number 31. The front gardens are immaculate and stocked with many established plants. There is then access under a storm porch to the front door.

Rear Garden

The current owner have really enjoyed the garden. There is a patio ideal for outdoor entertaining. There is an area of artificial lawn and at the rear of the garden there are areas of beautifully stocked shrubs and small trees. There is also a garden shed. There is a lockable gate giving access to the side and a second gate at the rear which gives access to the nearby garage and parking space. The gardens also enjoy being south facing.

Home Office 11' 2" x 7' 1" (3.40m x 2.16m)

A great space to work from as it is completely separate to the house, wood effect floor, spotlights and two windows.


















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.
Made with Metropix ©2025

-  Semi Detached House
-  Freehold
-  4
-  Outside Space
-  2
-  C
-  3
- EPC** C
-  Gas Central Heating
-  Garage & 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.

A: 12 The Triangle, Clevedon, North Somerset BS21 6NG
T: 01275 877771 W: stevensmithhomes.co.uk
E: steven@stevensmithhomes.co.uk FB: @stevensmithhomes

