



MAGGS
& ALLEN

20 LEIGHWOOD DRIVE
NAILSEA, BRISTOL, BS48 4SY
Asking Price £600,000

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A substantial 5/6-bedroom property situated on a quiet cul-de-sac, offering flexible accommodation including a self-contained annex, boasting a sizeable rear garden, driveway and garage.

Property Details

Situated in the sought-after Leighwood Drive cul-de-sac, this graceful property features four generously sized bedrooms along with a one-bedroom annex.

Ideal for accommodating a family member, the flat also offers the option for rental. With shared access, this versatile space can likewise seamlessly integrate with the main family home.

Upon entering, a welcoming hallway leads to a bright double living room, flooded with natural light from the large window. Continuing on, you'll find a modern kitchen with built-in appliances and outdoor access.

The ground floor includes a dining room with feature double doors to the rear garden, a study, utility room, garage with internal access, two cloakrooms, and an additional back door leading to the annex stairs.

The first floor features a master bedroom with built-in wardrobes and a shower room, three double bedrooms (two with built-in storage), and a spacious family bathroom with a three-piece suite.

A separate staircase from the garage side leads to the annex, offering a well-equipped kitchen, living room, bedroom with built-in wardrobe, a sizable shower room, and additional storage.

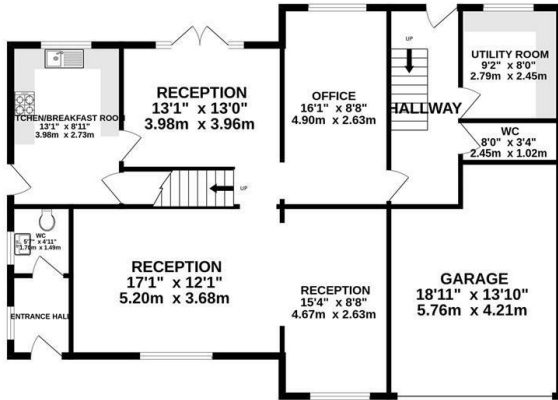
Outside, the property boasts a neat patio spanning the length of the home, a delightful summer house with lighting and power, a lawn with established flower beds and shrubbery, and a spacious shed with external power and lighting.

This home also includes 21 solar panels, fully owned, contributing to energy savings.

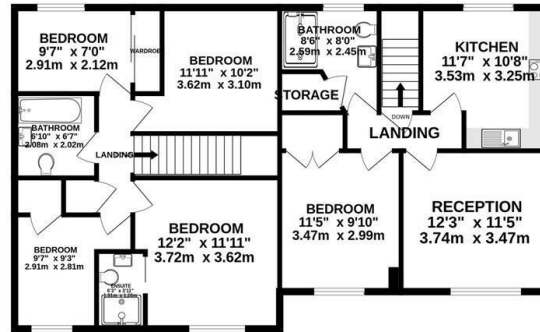


If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.

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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- Five/six bedroom property
- Detached
- Quiet cul-de-sac location
- Three bathrooms and two WCs
- Close to Amenities, Good Schools & Road/Transport Links
- Ideal for families
- Self-contained annex
- Garage & driveway
- Lovely rear garden

Guide Price: £600,000

Tenure: Freehold

Council Tax Band: E

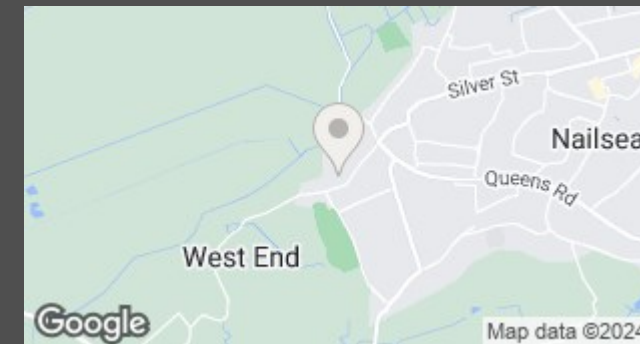
EPC Rating: C

Local Authority: North Somerset Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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