



Robin King | Estate Agents

66 FARLEIGH ROAD, BACKWELL, BRISTOL, BS48 3PD

Substantial 4 bedroom detached family home in 0.3 acre plot

Individual 1930's property, which has been extended and is presented to a high standard

Spacious light and airy accommodation of over 2,000 sq ft

Sitting room with triple aspect

Dining room with aspect over the front garden

Family room/study

Downstairs cloakroom

Kitchen/breakfast room with integrated appliances

Utility room

Four bedrooms, including 2 with ensuite

Family bathroom

Double garage

Delightful gardens

Backwell School catchment

This very attractive, individual 1930's detached property has been extended and updated and is a much loved family home. The property sits comfortably in a plot of approximately 0.3 acres, with a beautifully tended rear garden. It is sure to appeal to those seeking a spacious home with large gardens, yet within walking distance of village amenities and easily commutable to Bristol.

A reception porch leads into the hall, with wood effect laminate flooring and original plate racks making an attractive feature. There is a downstairs cloakroom off the hallway. The sitting room leads off the hall and is lovely and light from its triple aspect, including patio doors on to the rear garden and a feature fireplace with Jetmaster open fire giving a focal point.

A generous dining room has a brick fireplace with shelved recesses to both sides and an aspect over the front garden and hills beyond. Off the sitting room is a family room with dual aspect, including sliding patio doors to the rear garden.

The kitchen/breakfast room is L-shaped, and is fitted with a range of white units and integrated appliances. There is plenty of space for informal eating, making this a very sociable space. A utility room off the kitchen takes care of the functional side of things.

Stairs lead from the hall to the landing, with a lovely stained glass window on the half landing. There are four bedrooms, with two having ensuite facilities plus a modern, stylish family bathroom.





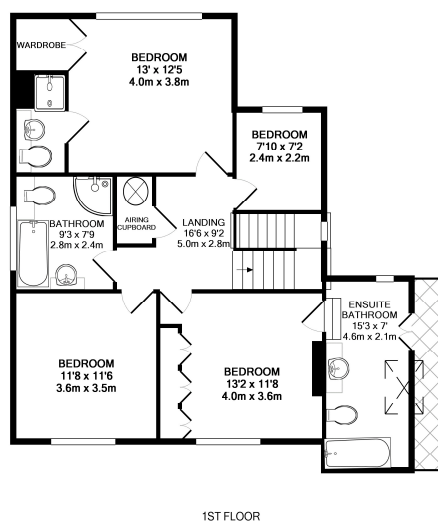
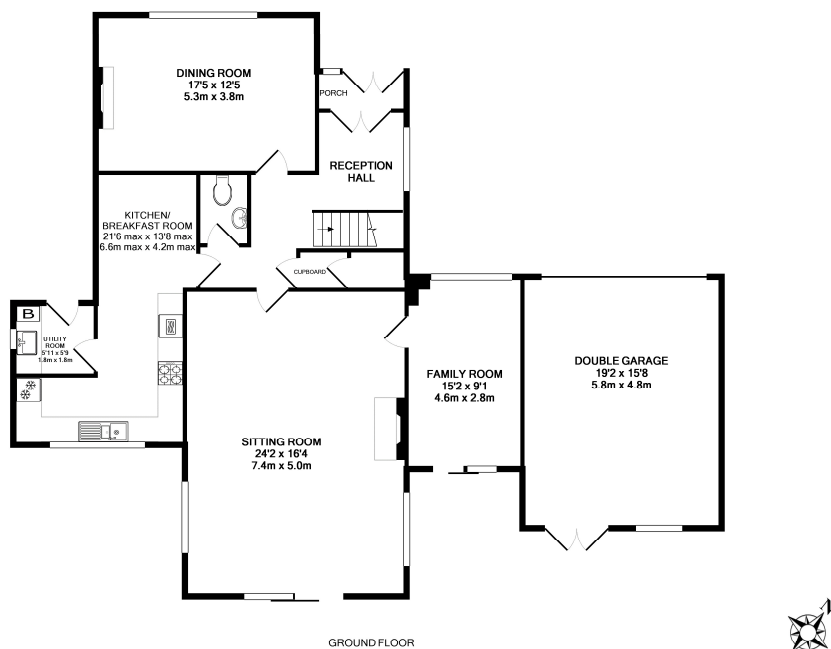
The property is set in a plot of approximately 0.3 acres and is well set back from the road by a drive providing ample parking and turning. There is a double garage with power and light. The rear garden is south-facing and is a gardener's delight with a paved terrace, lawned areas, shrub borders, numerous trees and plants. Towards the end of the garden, a row of mature apple trees divides the formal garden from the vegetable garden where there are raised beds, a greenhouse and garden shed.

Backwell village offers an excellent range of facilities which include a sport centre, primary and secondary schools, rail station which provides quick and convenient links with Intercity Network and there is a bus station service to Bristol, Weston-super-Mare and Nailsea. The local shops include general stores, supermarket and post office, with more comprehensive facilities in the nearby town of Nailsea.



Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

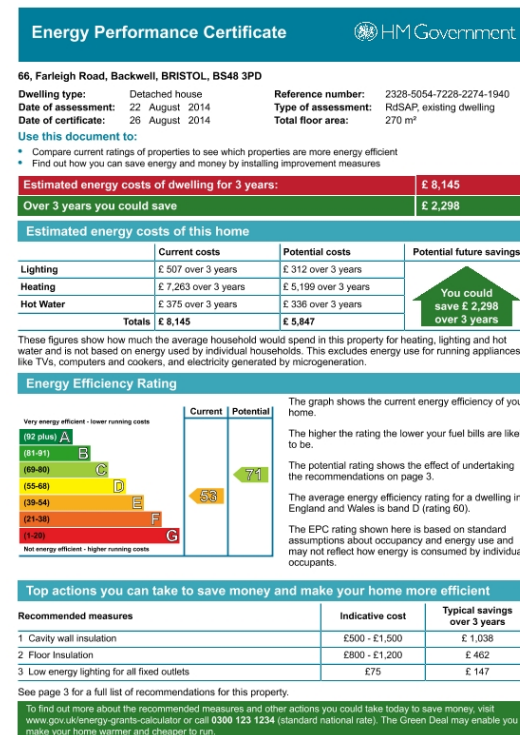


TOTAL APPROX. FLOOR AREA 2075 SQ. FT. (192.8 SQ. M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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 ©2018

DIRECTIONS from Robin King's office in Congresbury, turn right at the traffic lights on to the A370 travelling towards Bristol. Continue through the next set of lights passing through the village of Cleeve and then into Backwell. Go through the traffic lights and past Backwell Comprehensive School on your left. The property will be found shortly on the right hand side of the road.

SERVICES – all mains services

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band F £2,418.86 (2018/19) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: post@robin-king.com Web Address: www.robin-king.com
Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT