



Station Road, **Backwell**

**Alexander May**  
SALES & LETTINGS



## Station Road, Backwell

Guide Price Range £795,000 to £825,000

- Outstanding Detached Family Home
- Individually Designed & Newly Built 2016
- Large Garage & Private Driveway
- Approaching 2800sq ft / 260 sqm of Accommodation
- Stunning Open-Plan Kitchen/Dining/Living
- Two Further Reception Rooms
- Four Generous Bedrooms
- Utility Room, Family Bathroom, Two-En-Suites & Ground Floor WC
- Landscaped Rear, Side & Front Gardens
- Detached Garden Room

### DESCRIPTION

This exceptional detached family home was newly built to an extremely high standard in 2016 by a local reputable builder, was individually designed and is presented to an immaculate standard throughout with a high level of attention to detail. This contemporary home offers cutting edge design and creative living whilst maintaining the practical elements of day to day family life. The current owner has lovingly and meticulously created a truly unique modern property. Reclaimed floorboards have been restored and used on feature walls and to make concealed units in bathrooms hailing a tribute to the original 1930s bungalow that once sat on the grounds. The entire ground floor enjoys underfloor heating off the central heating system, whilst the bathrooms have electric underfloor heating, every room in the house is data connected with network cable wall sockets and gas central heating system is controlled via a NEST smart app with control consoles on each floor. Plus, for those into carbon friendly living there are also solar panels offering photovoltaic power. The accommodation has been well-designed and offers plenty of light, with spacious hallway, luxurious sitting room, further reception room currently used as a study, and a simply stunning open-plan kitchen/dining/family room which is an ideal entertaining space and a true hub of the home. There is also a utility room and ground floor WC. All first-floor bedrooms are generous-sized, double bedrooms with vaulted ceilings, the master offers a contemporary en-suite with plenty of built-in storage. There is a further en-suite plus excellent storage in the other bedrooms. The indulgent family bathroom services the remaining rooms.

### OUTSIDE FRONT

Approached to the front is a large level private driveway laid with printed-concrete block paving with off-street parking for several vehicles and allows access to the large garage. Enclosed by fencing and short-height rendered wall with granite coping stones, there is outdoor lighting, wood store, further wooden bin store, plus secure side gate allowing access to the side and rear garden.

### LARGE GARAGE

Accessed via an electrically operated sectional, insulated door

with automatic sensor lighting, power, water supply and tiled floor. A range of base units with worktop over house a ceramic sink with mixer tap. The Vaillant gas boiler, 300 litre high pressure water cylinder, underfloor heating manifold and solar PV (producing 3kw) controls are housed in the garage.

### OUTSIDE REAR

The beautifully landscaped garden offering outdoor power supply, lighting and water supply is accessed from the kitchen where there is a raised decked sun terrace and stone patio area with built-in BBQ area and outdoor sink with mixer tap ideal for outdoor entertaining, all nicely screened by three apple trees. Much of the garden is a level lawn enclosed by fencing and mature hedging with neatly-kept raised railway sleeper flower beds and plum slate with further patio area. The garden continues round the side of the house with a further decked seating area with outdoor fireplace and hearth. There is yet another level lawn with storage shed which wraps round back to the front of the property with a secure gate to the driveway.

### GARDEN ROOM

In the rear garden is a detached, timber clad garden room with power, lighting and two windows to side. It is ideal for those needing further secure storage, workshop or could further be adapted to a home office/studio.

### SITUATION

Backwell is located just c7 miles from Bristol City Centre and is an active village community with excellent facilities, both the junior and comprehensive schools enjoy an excellent reputation, there are good Sports facilities and shops and the Nailsea & Backwell station provides easy rail links to Bristol Temple Meads (approx. 10 minutes) Bath and London, Paddington (circa 2 hours). Bristol International Airport is also nearby with national and international flights whilst the motorway network is accessible at either junction 20 or 21 of the M5. Nearby Nailsea offers a large Tesco and Waitrose. The area is ideal for those wishing to enjoy village life with plenty of opportunity for country pursuits such as walking, riding, wildlife and the enjoyment of local beauty spots.

## HALLWAY

Spacious hallway with vaulted ceiling, contemporary oak stairs with brushed stainless-steel hand rails looking up to galleried landing, tiled flooring with integrated coconut matting, alarm console, full height window to front, composite front door with two glazed side panels and overhead glazed panel, open under-stair storage, recess with built-in shelving and alcove for coats and shoe storage, opening to inner hallway with open-plan entrance into kitchen/dining/family room, also with a door giving integral access to garage and further door to:

## GROUND FLOOR WC

Wall hung WC with concealed cistern, wall-hung contemporary basin and mixer, automatic sensor lighting, extractor fan

## SITTING ROOM

Wood-burner with slate hearth, window to side, full-height picture window to front, bi-fold doors to side accessing side decking, tiled flooring

## STUDY

Two windows to rear, one small picture window to side

## KITCHEN/DINING/FAMILY ROOM

Great open-plan family space including a range of contemporary base units, wall units, tall cabinets with quartz worktops, copper splash-back, large central island with quartz worktops and quartz waterfall edge sides with breakfast bar with further storage on each side. A range of integrated NEFF appliances include: Eye-level electric oven and microwave combi-oven, five-ring induction hob with extractor over, plus Bosch dishwasher, Bosch fridge/freezer, inset stainless steel sink with mixer tap and boiling water tap, tiled flooring, window to side and large sliding doors to rear accessing sun terrace and garden. Door to:

## UTILITY ROOM

A further range of base, wall units and tall cabinets with worktop over, square stainless-steel sink with flexi-hose mixer tap, space and plumbing for washing machine and tumble dryer, wood-effect tiled flooring, window to side, glazed door to rear.

## FIRST FLOOR ACCOMMODATION

### LANDING

Skylight windows allowing light to pour down to the hallway, further alarm console, linen cupboard with radiator and built-in shelving

### MASTER BEDROOM

Vaulted ceiling, built-in storage cupboard, plus two additional eaves storage cupboards,  $\frac{3}{4}$  height window to rear, velux window to side, door to:

### EN-SUITE SHOWER ROOM

Tiled large walk-in shower with fixed glazed panels, large fixed over-head rain shower plus hand-held flexible shower, wall-hung basin with mixer tap, wall-hung WC with concealed cistern, heated towel rail, tiled flooring and walls, surround sound, automatic sensor lighting, back-lit mirror with heat pads and shaving sockets, integrated storage, velux window to side.

### BEDROOM TWO

Vaulted ceiling,  $\frac{3}{4}$  height window to front, door to:

### EN-SUITE SHOWER ROOM

Tiled shower enclosure with large fixed head rain shower plus hand-held flexible shower, wall-hung basin with mixer tap, wall-hung WC with concealed cistern, heated towel rail, tiled flooring.

### BEDROOM THREE

Vaulted ceiling,  $\frac{3}{4}$  height window to rear, built-in wardrobes and further recess for storage, plus further eaves storage

### BEDROOM FOUR

Vaulted ceiling,  $\frac{3}{4}$  height window to front plus eaves storage.

### FAMILY BATHROOM

Large tiled shower enclosure with large fixed overhead rain shower and hand-held flexible shower, wall-hung WC with concealed cistern, wall-hung contemporary basin with integrated storage, tiled-in whirlpool bath with waterfall tap, heated towel rail, surround sound, automatic sensor lighting, plus mood lighting, back-lit mirror with heat pads and shaving sockets, velux window to side.



Approx. Area 2794.0 Sq.Ft - 259.60 Sq.M (Total area includes garage)



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Floor plan produced by Westcountry EPC.

## Energy Performance Certificate



20, Station Road, Backwell, BRISTOL, BS48 3QW

Dwelling type: Detached house  
Date of assessment: 21 November 2016  
Date of certificate: 21 November 2016  
Reference number: 8276-7739-0719-7989-1926  
Type of assessment: SAP, new dwelling  
Total floor area: 232 m<sup>2</sup>

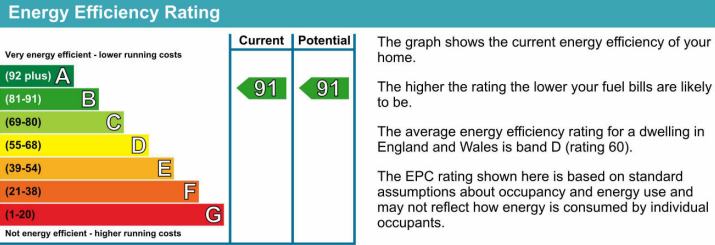
Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years: £ 2,400

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 291 over 3 years	£ 291 over 3 years	Not applicable
Heating	£ 1,752 over 3 years	£ 1,752 over 3 years	
Hot Water	£ 357 over 3 years	£ 357 over 3 years	
Totals	£ 2,400	£ 2,400	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.



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