

Parker's

BRAND NEW BUILD - SUPERB LOW CARBON, HIGH QUALITY 2 BEDROOM DETACHED BUNGALOW IN CENTRE OF BACKWELL CLOSE TO ALL AMENITIES.



**9A AMBERLANDS CLOSE
BACKWELL
NORTH SOMERSET
BS48 3LW**

£365,000

1-3 Station Road, Backwell, North Somerset BS48 3NW

Telephone: 01275 463096

Email: post@parkers-estate-agents.com www.parkers-estate-agents.com

9a Amberlands Close, Backwell, North Somerset, BS48 3LW

MAIN ACCOMMODATION

ENTRANCE, LOUNGE, KITCHEN AND DINING ROOM, TWO BEDROOMS, SHOWER ROOM, OUTSIDE - PARKING, GARDENS.

THE PROPERTY

Newly constructed by a highly regarded local builder in 2020, this is a well proportioned and quality detached bungalow located in a popular and quiet spot in Backwell village. With two parking spaces and a manageable garden, solar panels and a low carbon footprint you are advised to view.

LOCATION TO FIND

Proceeding from Parkers Office on Station Road, direction Nailsea, turn right into Amberlands Close and number 9a will be found on the corner on the left hand side. Within the village of Backwell, there are a good range of amenities to include Spar, baker, chemist, newsagents, post office stores and the like, and for those interested in schooling there is an infant school, a junior school and a secondary school, all of them have received an Outstanding Ofsted result. There is also a private primary school within the village and other private schooling in Bristol itself. The local rail station provides regular links with the inter-city network and is approx 5 minutes walk from the bungalow. There is a regular bus service along the A370 to Bristol and Weston-super-Mare, with a useful park-and-ride scheme at the end of the Long Ashton bypass. Access to the M5 motorway at Clevedon is but a short drive, and Bristol International Airport is around 3.5 miles away. Nearby recreational facilities are to be found at the leisure complex adjoining the secondary school, whilst golf courses are available at Downside, Long Ashton, Failand, Tickenham and Clevedon.

ENTRANCE

With composite door to entrance hall, radiator. Doors to all rooms.

LOUNGE 14' 4" x 12' 9" (4.37m x 3.88m)

A dual aspect room with a pair of french doors opening on the paved patio and garden area.



KITCHEN AND DINING ROOM 23' 2" x 8' 6" (7.06m x 2.59m)

Luxury modern fitted kitchen with range of Cashmere high gloss base units with pan drawers, silestone work surfaces with upstands. Integrated dishwasher, eye level Microwave oven and separate oven, 4 ring induction hot with stainless steel splashback, stainless steels canopy extractor hood over, 11/2 bowl composite sink and drainer with mixer tap over. Views to the front in to Amberlands Close. Space for fridge freezer. Utility area with white goods in place Washing machine and tumble dryer. Wall mounted Ideal gas central heating boiler. Space for a table. Radiator. Ceiling downlights.



INNER HALL leading to

BEDROOM 1 11' 4" x 11' 8" (3.45m x 3.55m)

Built in large wardrobe with double doors, hanging space and shelving. Radiator.

BEDROOM 2 11' 4" x 11' 8" (3.45m x 3.55m)

Radiator. Built in wardrobe with hanging and shelving space.



SHOWER ROOM

Luxury shower room with suite comprising corner quadrant shower with thermostatically controlled shower over, large shower rose and hand held riser. Fully tiled. Pedestal wash hand basin, low level wc., wall mounted Mirror/light, chrome heated towel rail. Part tiled.



OUTSIDE - PARKING

Brick paved DRIVEWAY with parking for 2 vehicles. Paved access to rear gardens.

GARDENS

Fenced and enclosed. PAVED PATIO. Astro turf lawn.



NB

There are 3 solar panels on the roof which will be transferred with the ownership

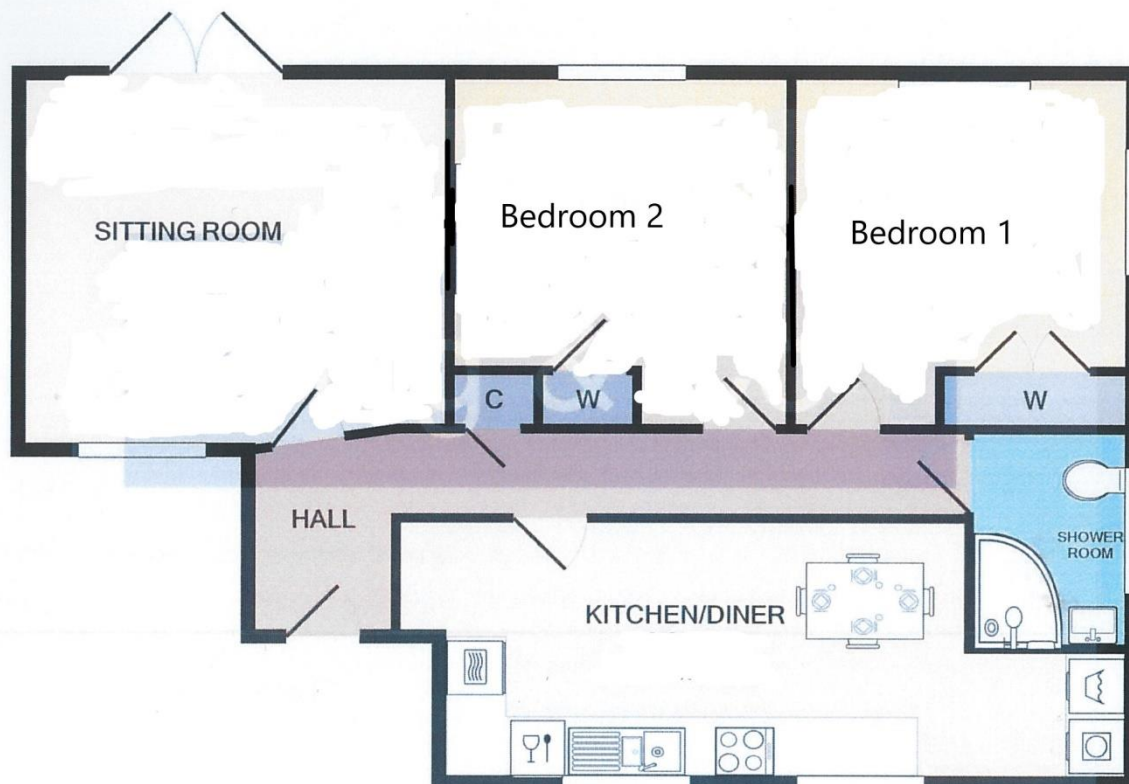
VIEWING

Telephone PARKER'S North Somerset 01275 463096

NOTE

Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.





AMBERLANDS CLOSE
 TOTAL APPROX. FLOOR AREA 773 SQ.FT. (71.8 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed & they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances / services have been tested & measurements, areas & distances are approximate. Floor plans & photographs are for guidance purposes only. It must not be assumed that the property has all the required planning or building consents.

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