



**MOODYS LEIGH
PLOT 2 WEST TOWN ROAD
BACKWELL
NORTH SOMERSET
BS48 3HG**

Parker's



A FOUR BEDROOM DETACHED HIGH QUALITY INDIVIDUALLY DESIGNED NEW HOME WITH AN INTEGRATED DOUBLE GARAGE, IN AN EXCLUSIVE PRIVATE COURTYARD DEVELOPMENT IN THE CENTRE OF BACKWELL VILLAGE.

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MAIN ACCOMMODATION

ENTRANCE HALL, CLOAKROOM, OPEN PLAN LOUNGE, DINING AND KITCHEN.
FOUR BEDROOMS, TWO BATHROOMS, UTILITY AREA,
INTEGRATED DOUBLE GARAGE, GARDENS.

Asking Price £575,000

VIEWING: Telephone PARKER'S North Somerset 01275 463096



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FEATURES

- Individual and attractive designs with 10 Year ICW Council of Mortgage Lenders Approved Warranty.
- 'A' Rating on EPC and CO2 emissions
- Solar Panels
- Mains Gas with Underfloor heating throughout
- Swedish composite windows
- Lifestyle light oak floor coverings downstairs
- High grade carpets fitted to all Bedrooms and stairs
- Bespoke Terence Ball Kitchens
- Quality Bosch integrated appliances included
- Quartz stone worktops
- Franke sinks and taps
- Luxury bathrooms with Mandarin Stone tiling throughout
- Solid wood internal doors, brushed steel fittings.
- Courtyard Gardens with patio and lawned area.
- Integrated double garage
- Easy access to shops and schools

MAIN ACCOMMODATION

ENTRANCE RECEPTION 6' 8" X 12' 10" (2.03M X 3.91M)

Stairs to first floor. Understairs cupboard.

CLOAKROOM

Low level wc., wall hung vanity basin with cupboard under, extractor fan.

OPEN PLAN LOUNGE/DINING AND KITCHEN 25' 3" X 10' 9" (7.69M X 3.27M)

Two pairs of aluminium french doors to patio garden.

KITCHEN 12' 1" X 14' 10" (3.68M X 4.52M)

Range of soft grey high gloss base cupboards and 3 drawer pan cupboard, work surfaces with upstands. Bosch appliances to include integrated dishwasher, eye level Microwave and Oven, Induction Hob with stainless steel and glass canopy extractor hood over, integrated fridge/freezer. 1 1/2 franke stainless steel inset sink with brushed chrome mixer tap over. Range of matching wall cupboards. Central Island with range of base cupboards and seating area. Ceiling downlights.



FIRST FLOOR

BEDROOM ONE 18' 1" X 11' 9" (5.51M X 3.58M)

Step down in to Bedroom. WALK IN DRESSING ROOM

ENSUITE

Low level wc., vanity basin with cupboard under, walk in shower enclosure with glass and chrome door, thermostatically controlled shower over with large shower head and separate hand held riser. Attractively tiled walls and flooring with electric pad underfloor heating. Ceiling downlights and electric chrome towel rail. Extractor fan. Ceiling downlights.

BEDROOM TWO 9' 3" X 12' 8" (2.82M X 3.86M)

Views to Backwell Hill.

BEDROOM THREE 12' 3" X 9' 3" (3.73M X 2.82M)

BEDROOM FOUR 8' 10" X 8' 2" (2.69M X 2.49M)

Large walk in wardrobe.

BATHROOM

Panelled bath with centre fill taps, low level wc., wall hung vanity basin with cupboard under, separate walk in shower enclosure with thermostatically controlled shower over, large shower head and separate hand held riser. Attractively tiled walls and flooring with electric pad underfloor heating. Extractor fan. Ceiling downlights.



UTILITY 0' 0" X 0' 0" (0.00M X 0.00M)

Utility area - range of base cupboards, stainless steel sink and plumbing for washing machine.

INTEGRATED DOUBLE GARAGE 22' 10" X 18' 2" (6.95M X 5.53M)

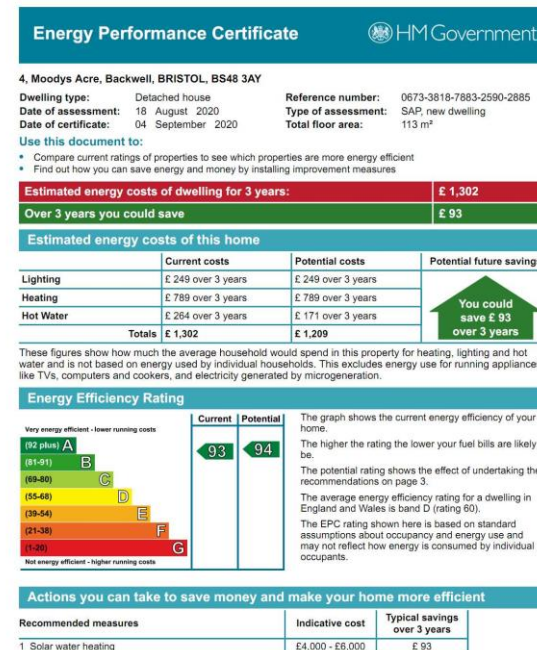
Light and power. Electric powered sectional door.

OUTSIDE- REAR GARDEN

Enjoying a south easterly aspect, natural stone wall boundary and very private. Light grey Indian sandstone PATIO/TERRACE, side access, outside tap.

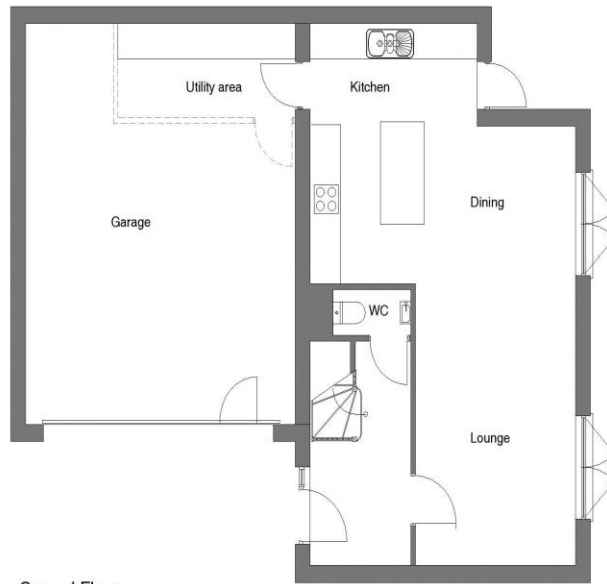
NOTE

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.



Plot 2

Approx Gross Internal Area
1,703.39 Sq.Ft - 158.25 Sq.M
(Total area includes garage)



Ground Floor



First Floor

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 Franklin Design Associates



