

**Family Bathroom**  
7'11" x 5'4" (2.41m" x 1.63m")



Fitted with a smart white suite comprising: Panelled bath with glass screen and thermostatically controlled shower, and additional separate shower attachment. Low level close coupled wc and wall hung wash hand basin. Extractor fan, heated towel rail and UPVC double glazed window to the rear.

**Rear Garden**

A lovely sized rear garden that consists of a paved patio area immediately off the property which leads onto the main area that is laid to lawn with a plethora of established shrubs, hedgerow and trees thus giving plenty of privacy. The garden is enclosed by timber panel fencing and there is side gated access. Cold water tap, shed and summerhouse.

**Front Garden**

Block paved driveway provides off road parking and

**Garage**

16'0" x 7'11" (4.88m" x 2.41m")  
Accessed via an up and over door. Light and power connected. Wall mounted combination boiler. Belfast sink with swan neck tap. Pedestrian door.

# Gino's Estate Agents



Approximate Gross Internal Area = 139.6 sq m / 1503 sq ft  
(Including Garage)



For illustrative purposes only. Not to scale. ID994147  
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 EPC Provision



**Tenure:** Freehold  
**Floor area:** 1503.00 sq ft  
**Tax Band:** D



**Local Authority:** North Somerset

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**7 Embercourt Drive, Backwell, North Somerset, BS48 3HU**

**£499,995**

**NO ONWARD CHAIN.** A particularly spacious and well-presented, 4 Bedroom family home, rarely available in this sought after central location which benefits from a lovely sized rear garden, Conservatory addition and modern Kitchen. Located within walking distance of all of Backwells outstanding schools, the train station, village amenities and parks, this light and airy property briefly comprises: Welcoming Reception Hall, Kitchen, Lounge/Dining Room, Conservatory, Rear Lobby, Cloakroom and Utility Area. The first floor offers 4 Bedrooms and a Family Bathroom whilst externally there are gardens to the front and rear along with an integral garage and driveway parking. EPC rating - D.

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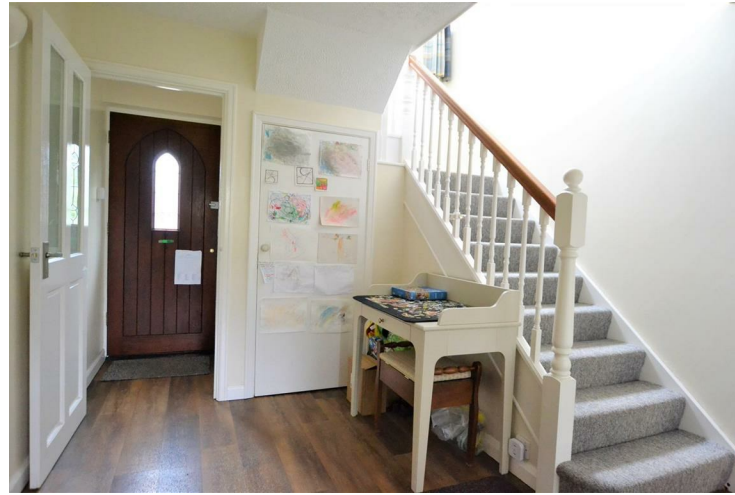




## Ground Floor

### Reception Hall

9'6" x 7'0" (2.90m x 2.13m")



A glazed wooden door leads you into a small Entrance Vestibule followed by a second door which leads you into the Entrance Hall. Stairs ascending to the first-floor accommodation with useful understairs storage cupboard. Radiator, laminate flooring and doors to the Lounge/Dining Room & Kitchen.

### Lounge/Dining Room

22'1" x 11'10" (6.73m x 3.61m")



A generous sized, light room with UPVC double glazed window to the front and opening to the Conservatory. Feature Limestone fireplace with inset gas fire. Ceiling coving, 2 radiators, TV point and picture rail.



### Conservatory

11'7" x 10'2" (3.53m x 3.10m")



A terrific addition to the property. Of UPVC double glazed construction with dwarf walls and poly carbonate roof. Radiator, power points and UPVC double glazed French doors to the rear garden.

### Kitchen

9'11" x 9'0" (3.02m x 2.74m")



Fitted with a modern range of wall and base units with square edge worksurfaces and tiling to splashback. Inset one and a half stainless steel sink with drainer and mixer tap. Integrated under counter fridge. Fitted electric oven, grill with 4 ring gas hob and extractor over. Plinth heater, ceiling spotlights and UPVC double glazed window to the rear. Door to the Rear Lobby.



### Rear Lobby



UPVC double glazed door to the rear. Radiator and tiled flooring. Door to the Cloakroom and a Utility Area which has space and plumbing for a dishwasher with a range of wall units above providing storage.

### Cloakroom

Fully tiled and re-fitted with a modern white suite comprising: Low level close coupled wc and wash hand basin. Underfloor heating, ceiling spotlight and UPVC double glazed window to the rear.

### First Floor Landing



UPVC double glazed window to the front. Doors to all Bedrooms and Bathroom. Access to the loft via a pull-down ladder.

### Bedroom 1

11'11" x 11'6" (3.63m x 3.51m")



UPVC double glazed window to the front. Radiator.

### Bedroom 2

10'9" x 8'10" (3.28m x 2.69m")



UPVC double glazed window to the rear. Built-in cupboard. Radiator.

### Bedroom 3

11'9" x 7'9" (3.58m x 2.36m")



UPVC double glazed window to the side. Radiator. Storage cupboard.

### Bedroom 4

11'8" x 7'8" (3.56m x 2.34m")



UPVC double glazed window to the side. Radiator. Storage cupboard.