



Wow! What a gem of a garden. This truly incredible sized south west facing garden is in the region of 140ft and comprises of an attractive patio area immediately off the property which leads onto the main area which is laid to lawn with a plethora of trees, shrubs, hedgerow, raised flower borders, thus providing an abundance of colour and privacy. Fully enclosed by timber panel fencing.



Front Garden
A block paved driveway provides off-street parking leading to the garage. Outside lighting. Pedestrian door into the garage. Part enclosed by low brick walling.

Garage
15'6" x 12'2" (4.72m" x 3.71m")
Accessed via an electric garage door. Light and power connected. Pedestrian door. There is also a utility area with base units, plumbing for automatic washing machine and stainless steel sink unit. Door into the main house.

16 St. Margarets Lane, Backwell, BS48 3JR
Approx. Area 1658.40 Sq.Ft - 154.10 Sq.M (Total area includes garage)



Tenure: Freehold
Floor area: 1658.00 sq ft
Tax Band: E

Local Authority: North Somerset
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16 St. Margarets Lane, Backwell, North Somerset, BS48 3JR
Guide price £620,000

A fantastic example of this cleverly extended and halls adjoining, 3 Bedroom semi detached 'Voisey' family home, built in the 1950's and located in one of Backwell's premier roads offering well proportioned, light and airy accommodation. The spacious property is ideally placed close to the local amenities, schools and boasts an INCREDIBLE SIZED SOUTH WEST FACING REAR GARDEN, a stunning Garden Room and still offers huge potential to extend further subject to any permissions required. The UPVC double glazed and gas centrally heated property briefly comprises: Entrance Hall, Lounge, Dining Room, Garden Room, Kitchen/Breakfast Room and Cloakroom. On the first floor there are 3 DOUBLE BEDROOMS and a Bathroom whilst externally there is a delightful rear garden in the region of 140', a larger than average garage and driveway parking. EPC rating - D.

Entrance Hall



A lovely welcoming Entrance Hall entered via a double glazed composite door. Stairs ascending to the first floor accommodation with understairs storage recess. Parquet flooring, radiator and UPVC double glazed window to the front.

Lounge

14'4" x 14'3" (4.37m" x 4.34m")



A lovely sized room with high ceiling and walk-in UPVC double glazed bay window to the front. Attractive inset gas fire with marble hearth and surround. Parquet flooring, 2 radiators, TV point, ceiling coving and ceiling rose.

Dining Room

12'4" x 11'10" (3.76m" x 3.61m")



A versatile room which can easily be used as a Study if required. Laminate flooring which runs through into the Garden Room. Radiator. Opening into the Garden Room.

Garden Room

12'5" x 12'5" (3.78m" x 3.78m")



What a fantastic addition to the property with a lovely outlook to the rear garden! Of UPVC double glazed construction with dwarf walls and 'cosy panelled roof' fitted by Britannia windows making this room useable all year round, with ceiling spotlights and French doors onto the patio area. Radiator.

Kitchen/Breakfast Room

23'8" x 11'10" (7.21m" x 3.61m")



A generous sized space!

Kitchen Area



Fitted with a modern range of wall and base units with roll edge worksurfaces and tiling to splashback. Inset one and a half stainless steel single drainer sink unit with mixer tap over. Fitted double electric oven with 4 ring gas hob. Integrated fridge freezer and dishwasher. Radiator, tiled flooring which runs through into the Dining Area and UPVC double glazed window to the rear garden.

Breakfast Area



Space for a generous sized table and sofa if required. Fabulous double glazed bi-folding doors with a stunning outlook to the rear garden. Ceiling spotlights, radiator and door to the garage.

Cloakroom

Fitted with a suite comprising: Concealed low level wc and vanity unit with inset wash hand basin. Tiled flooring, radiator, extractor fan and UPVC double glazed window.

First Floor Landing

Access to the insulated and boarded loft via a pull-down ladder. Doors to all Bedrooms and Bathroom. UPVC double glazed window to the front. Useful eaves storage space.

Bedroom 1

14'4" x 14'3" (4.37m" x 4.34m")



A generous sized room with walk-in UPVC double glazed bay window to the front. Range of built-in wardrobes providing ample hanging, shelving and storage space. Radiator. TV point.



Bedroom 2

12'8" x 11'9" (3.86m" x 3.58m")



UPVC double glazed window to the rear with a glorious outlook onto the rear garden. Radiator.

Bedroom 3

10'9" x 8'0" (3.28m" x 2.44m")



UPVC double glazed window to the rear. Built-in cupboard housing the wall mounted combination boiler. Radiator.

Family Bathroom

7'5" x 6'8" (2.26m" x 2.03m")



Fully tiled and fitted with a white suite comprising: Panelled bath with glass screen and electric shower over. Low level close coupled wc, bidet and pedestal wash hand basin. Radiator, extractor fan and double glazed frosted window to the side.