

Annexe Entrance
Accessed via a part glazed door. Radiator.

Annexe Lounge/Kitchen Room
14'03" x 12'97" (4.34m" x 3.66m")



Double glazed sliding patio doors to the rear garden. Large storage cupboard, radiator and ceiling coving. The Kitchen area has wall and base units with an inset sink and water heater.

Annexe Bedroom
11'45" x 8'37" (3.35m" x 2.44m")



Range of fitted wardrobes. Double glazed windows to the side. Radiator.

Annexe Cloakroom
5'30" x 3'45" (1.52m" x 0.91m")
Low level wc & wash hand basin. Skylight.



Tenure: Freehold
Floor area: 1621.00 sq ft
Tax Band: E

Local Authority: North Somerset
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41 Oakleigh Close, Backwell, North Somerset, BS48 3JX

Guide price £600,000

NO ONWARD CHAIN. A 1950's Voisey built 3 Bedroom semi detached house, on the market for the first time in over 50 years, in need of updating throughout but with the benefit of a one Bedroom Annexe and a fabulous south westerly facing garden. Offering generous proportioned rooms and located on the southern edge of the sought-after village of Backwell, well away from any through traffic but close to picturesque open countryside and still within very easy walking distance of the village centre, the infant school, junior school and Backwell Secondary School. In brief the layout comprises: Entrance Porch, Entrance Hall, Lounge, Dining Room and Kitchen. On the first floor there are 3 Bedrooms and a Family Bathroom whilst externally there are gardens to the front and rear along with a single garage. The self contained Annexe consists of a Lounge, Cloakroom & Lounge/Kitchen Room. EPC rating - D.

Entrance Porch

Entered via glazed sliding doors. A further door leads you into the Entrance Hall.

Entrance Hall



A lovely welcoming Entrance Hall with stairs ascending to the first-floor accommodation and with understairs storage recess. Parquet flooring, radiator and UPVC double glazed window to the front.

Lounge

14'47" x 14'15" (4.27m" x 4.27m")



A lovely sized room with high ceiling and walk-in double glazed bay window to the front. Inset electric fire. 2 radiators, TV point, ceiling coving and ceiling rose.

Kitchen

11'82" x 10'66" (3.35m" x 3.05m")



Fitted with a range of wall and base units with roll edge worksurfaces and tiling to splashback. Inset one and a half stainless steel sink with drainer and

mixer tap. Space for a free-standing cooker. Space and plumbing for an automatic washing machine, dishwasher and upright fridge freezer. Larder cupboard. Wall mounted boiler.



Dining Room

11'92" x 11'88" (3.35m" x 3.35m")



Parquet flooring, radiator, ceiling coving and ceiling rose. French doors to the rear garden.

Cloakroom

Fitted with a suite comprising: Low level wc and wash hand basin. Double glazed window to the side.

First Floor Landing

Access to the insulated loft via a pull-down ladder. Doors to all Bedrooms and Bathroom. Double glazed window to the front. Useful eaves storage space and cupboard housing the hot water tank.

Bedroom 1

14'49" x 13'96" (4.27m" x 3.96m")



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

Bedroom 2

11'95" x 11'80" (3.35m" x 3.35m")



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

Bedroom 3

10'71" x 7'98" (3.05m" x 2.13m")



UPVC double glazed window to the rear. Built-in wardrobes providing useful storage. Radiator.

Family Bathroom

7'65" x 6'93" (2.13m" x 1.83m")



Fitted with a suite comprising: Panelled bath with electric shower over. Low level wc and pedestal wash hand basin. Radiator. Double glazed frosted window to the side.

Rear Garden



One of the main features of the property is the fabulous rear garden which consists of a paved patio area immediately off the property which leads onto an extensive and mature lawned area with a plethora of established trees and shrubs thus providing plenty of colour and screening. There is a shed located at the top of the garden.



Front Garden

A pillared gateway with double wrought iron gates opens to the drive that provides parking and leads to the single garage. There is a walk-in storage cupboard at the rear of the garage.

Garage

Accessed via an up and over door. Light & power connected.