

Rear Garden



Fully enclosed by timber panel fencing, this lovely sized garden consists of decked area immediately off the property, leading onto the main area that is laid to lawn.



Front Garden  
Driveway parking for numerous vehicles. Side gated access.



**Tenure:** Freehold  
**Floor area:** 1059.00 sq ft  
**Tax Band:** B

**Local Authority:** North Somerset  
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# Gino's Estate Agents



**11 Westfield Road, Backwell, North Somerset, BS48 3NE**  
**£450,000**

A beautiful presented 3-bedroom semi-detached home, extended and in stunning condition, located in this popular village setting with great access to the mainline train station, schools, local shops and amenities. Having undergone a generous schedule of works by our current sellers in recent years to now boast generous living space that includes a stunning Kitchen/Dining Room, Lounge with high ceiling, 2 Bathrooms and in brief, the spacious accommodation briefly comprises; Entrance Hall, Kitchen/Dining Room, Family Bathroom, Playroom & Office. On the first floor there are 3 Bedrooms - the main Bedroom with En Suite, whilst externally there is a generous sized rear garden whilst to the front there is plenty of driveway parking. EPC rating - D.

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Entrance Hall

Entered via a composite double-glazed door. Stairs ascending to the first-floor accommodation. Herringbone vinyl flooring which runs through into the whole of downstairs. Door to the Kitchen/Dining Room.

Kitchen/Dining Room

20'91" x 13'30" (6.10m" x 3.96m")



What a stunning space!

Kitchen Area



Fitted with a modern range of white handleless wall and base units with square edge worksurfaces and upstand for splashback. Inset composite sink with drainer and mixer tap. Fitted electric oven with hob, glass splashback and extractor hood over. Space for an upright fridge freezer. Integral dishwasher and space for a washing machine. Useful breakfast area, ceiling spotlights and underfloor heating which runs through into the Dining Area and Bathroom.

Dining Area



A generous sized area with space for a large table. Feature inset electric fire.

TV point, ceiling spotlights, understairs storage cupboard and UPVC double glazed window to the front.

Family Bathroom

7'77" x 4'81" (2.13m" x 1.22m")



Beautifull re-fitted with a modern white suite comprising: Free-standing bath with feature mixer tap and handheld shower attachment. Low level close coupled wc and wall hung wash hand basin. Ceiling spotlights, heated towel rail and UPVC double glazed window to the side.

Lounge

14'62" x 11'53" (4.27m" x 3.35m")



A fabulous, light room with a vaulted ceiling! Large UPVC double glazed sliding patio doors and Velux window affording plenty of natural light. Ceiling spotlights, 2 contemporary radiators. TV point and door to the Playroom.



Playroom

9'01" x 6'52" (2.77m" x 1.83m")



A versatile room which makes an ideal Playroom. UPVC double glazed window to the front and Velux window. Vertical radiator, ceiling spotlights and smoke alarm.

Study

6'53" x 5'09" (1.83m" x 1.75m")



UPVC double glazed window to the rear. Ceiling spotlights.

First Floor Landing

Access to all 3 Bedrooms. Access to the boarded and partially insulated loft via a pull-down ladder. Smoke alarm.

Bedroom 1

13'26" x 9'43" (3.96m" x 2.74m")



UPVC double glazed window to the front. Contemporary radiator, ceiling spotlights and built-in double wardrobes. Door to the En Suite.

En Suite Shower Room

6'31" x 4'17" (1.83m" x 1.22m")



Fitted with a modern white suite comprising: Tiled shower quadrant with thermostatically controlled shower over. Low level close coupled wc and feature wash hand basin with mixer tap. Extractor fan, tiled flooring, ceiling spotlights and heated towel rail.

Bedroom 2

11'35" x 9'39" (3.35m" x 2.74m")



UPVC double glazed window to the rear. Contemporary radiator and ceiling spotlights

Bedroom 3

8'07" x 8'02" (2.62m" x 2.49m")



UPVC double glazed window to the rear. Contemporary radiator and ceiling spotlights