

Spacious Family Bathroom

13'0" x 8'6" (3.96m x 2.59m)



Fully tiled and fitted with a white suite comprising: Walk-in shower enclosure with glass screen, thermostatically controlled shower and additional shower attachment. Free-standing bath with thermostatically controlled shower attachment. Low level close coupled wc and vanity unit with inset wash hand basin. Heated towel rail, ceiling spotlights, extractor fan and UPVC double glazed window to the rear.

Rear Garden



Enclosed by a combination of timber fence panels and hedgerow, this well-designed garden consists of a generous paved patio area that spans the full width of the house and behind the garage. The remaining garden is laid to a level lawn and established shrubs with a secluded decked area in one corner. 5-person hot tub, cold water tap and side access.

Front Garden
A generous gravelled area providing off-road parking for numerous vehicles that is enclosed by walling. Side access to the rear garden and shed (log store).

Garage
Accessed via an electric roller door. Light and power connected. Pedestrian door.

Approximate Gross Internal Area = 235.7 sq m / 2537 sq ft



Tenure: Freehold

Floor area: 2537.00 sq ft

Tax Band: E

Local Authority: North Somerset

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102 Church Lane, Backwell, North Somerset, BS48 3JW

£895,000

A particularly fine, 5 BEDROOM, 3 RECEPTION ROOM detached family home, built in 1950's but having undergone a complete schedule of works in recent years to boast generous sized and beautifully presented accommodation throughout. Perfectly positioned, being set back from the road in this tranquil part of Backwell, surrounded by a small, wooded copse, close to a nearby park, woodland walks, leisure centre and with easy access to Bristol, and further afield due to bus and rail transport links, including direct services to London Paddington. This fabulous home is ideal for those looking for a property with an abundance of space yet not having to lift a finger. In brief, the layout comprises: Welcoming Entrance Hall, Lounge, Sitting Room, Study, Large Kitchen/Dining Room, Utility Room and Cloakroom. On the first floor there are 5 Double Bedrooms and 2 Bathrooms whilst externally there is a secluded rear garden, an integral garage and driveway parking for numerous vehicles. EPC rating - C.

Welcoming Entrance Hall



Entered via a UPVC double glazed door with glazed side panels. Stunning Kamdean Herringbone flooring which runs through the majority of the ground floor rooms. Bespoke fitted storage and coat/shoe cupboards with bookshelves. Stairs ascending to the first floor accomodation. Radiator, thermostat for the central heating and intercom phone system.

Lounge

16'8" x 13'7" (5.08m" x 4.14m")



UPVC double glazed window to the front. Feature log burning stove set on a granite hearth. TV point, ceiling coving and radiator.

Sitting Room

12'4" x 11'7" (3.76m" x 3.53m")



A versatile room which has previously been used as a Playroom but makes an ideal Sitting Room. UPVC double glazed window to the front. TV point. Radiator.

Study

9'5" x 5'2" (2.87m" x 1.57m")

UPVC double glazed window to the side. Radiator.

Kitchen/Dining Room

24'7" x 19'8" max (7.49m" x 5.99m" max)



What a lovely space!

Kitchen Area



Fitted with a stylish range of wall and base units with marble worksurfaces and upstand. Inset Belfast sink with Quooker instant hot water tap. Fitted double electric Neff oven with slide in slide out door, gas hob and extractor over. Integral dishwasher and space for an American style fridge freezer. . Useful breakfast bar, ceiling spotlights and Limestone tiled flooring with underfloor heating which runs through into the Dining Area. UPVC double glazed window to the side.

Dining Area



A light room with a lovely outlook to the rear garden via UPVC double glazed sliding doors and a stunning glass roof lantern. TV point.

Utility Room

9'3" x 9'3" (2.82m" x 2.82m")

Fitted with a range of matching wall and base units as those in the Kitchen with roll edge worksurfaces over and inset stainless steel sink. Space and plumbing for a washing machine and tumble dryer. Integral dishwasher. Ceiling spotlights, large boiler cupboard housing the boiler and UPVC double glazed window and stable door to the rear garden.

Cloakroom

Fitted with a white suite comprising: Low level wc and wash hand basin. Radiator.

First Floor Landing

Doors to all Bedrooms and Bathroom. Velux window. Access to thr insulated loft via a pull-down ladder.

Main Bedroom

16'9" x 13'8" (5.11m" x 4.17m")



A smashing sized room with a vaulted ceiling and fitted wardrobe. UPVC double glazed windows to the front & side plus a Velux window. Radiator. Door to the En Suite

En Suite Shower Room

9'2" x 6'0" (2.79m" x 1.83m")



Fully tiled and fitted with a white suite comprising: Walk-in shower enclosure with glass screen, thermostatically controlled shower and additional shower attachment. Low level close coupled wc and vanity unit with inset wash hand basin. Chorme heated towel rail, shaver point, ceiling spotlights, extractor fan and UPVC double glazed window to the side.

Bedroom 2

16'7" x 10'1" (5.05m" x 3.07m")



UPVC double glazed window to the rear. Radiator.

Bedroom 3

15'2" x 10'1" (4.62m" x 3.07m")



UPVC double glazed window to the rear. Radiator. Fitted wardrobes.

Bedroom 4

13'6" x 10'7" (4.11m" x 3.23m")



UPVC double glazed window to the front. Radiator.

Bedroom 5

12'5" x 10'0" (3.78m" x 3.05m")



UPVC double glazed window to the rear. Radiator.