

Garage
10' (3.06)
x 9'4 (2.84)

Office
8'7 (2.61)
x 7' (2.14)

Sun Room
12'9 (3.88) max
x 8'8 (2.65) max

Kitchen
15'2 (4.62)
x 7'5 (2.25)

Lounge
19'9 (6.01) max
x 18'7 (5.66) max

Principal Bedroom
13'9 (4.19)
x 9'10 (2.99)

Bedroom 2
10' (3.04)
x 9'11 (3.01)

GROUND FLOOR

2 2 1 D

Tucked away at the quiet end of a cul de sac, this immaculately presented 2-Bedroom detached bungalow offers stylish, single level living within easy walking distance of village amenities. Situated in the popular and vibrant village of Backwell, with its selection of independent shops, salons and coffee bars and highly regarded schools, the property is perfectly placed to enjoy all of these facilities as well as a good selection of commuter options. In brief, the layout comprises: Reception Hall, Cloakroom, Kitchen, Lounge/Dining Room, Study and Sun Room, Principal Bedroom with En Suite Wet Room, a further double Bedroom and family Bathroom. The bungalow sits in wrap around, well-tended Gardens, attached Garage and driveway parking. EPC rating - D.

Entrance Hall

Lounge/Dining Room
18'5" x 19'9" (5.63m x 6.02m)

Kitchen
7'3" x 15'2" (2.23m x 4.63m)

Utility/Garden Room
8'8" x 12'8" (2.65m x 3.87m)



W.C

Bedroom 1
9'10" x 13'9" (3.01m x 4.2m)

En Suite
4'9" x 6'8" (1.46m x 2.05m)

Bedroom 2
9'10" x 9'10" (3.0m x 3.02m)

Bathroom
6'6" x 6'11" (1.99m x 2.11m)

Study
7'0" x 8'6" (2.14m x 2.61m)

Garage
9'3" x 10'0" (2.84m x 3.05m)

Rear Garden

Front Garden

