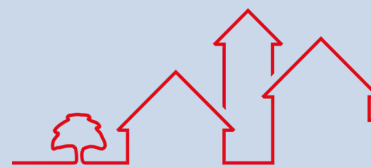




6 St. Margarets Lane, Backwell

Guide Price **£750,000**



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6 St. Margarets Lane

Backwell, Bristol

This distinctive 4-bedroom detached bungalow on St. Margarets Lane in Backwell presents a truly exceptional opportunity. The home's unique character shines through its design, starting with the captivating glass front door that provides a tantalizing glimpse into the interior. The first reception/bedroom boasts floor-to-ceiling and Velux windows, creating an impressive and welcoming ambience.

As you step inside, a hallway leads to additional living spaces, including a reception/bedroom featuring floor-to-ceiling windows, an expansive living room bathed in natural light from dual-aspect windows, and a sliding door that opens to the serene garden. The well-appointed kitchen/diner is a culinary haven, showcasing a recently fitted kitchen with top-of-the-line Miele appliances and a sliding door that seamlessly connects to the outdoor space. The ground floor has been enhanced with the addition of a convenient shower room, complete with a double shower, WC, and sink. This thoughtful addition adds practicality and versatility to the living space, catering to modern lifestyles.

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Upstairs, a spacious landing with a fitted cupboard guides you to two double bedrooms adorned with ample eave storage, catering to all your organizational needs and a well-appointed bathroom, ensuring comfort and convenience for all residents.

The exterior is equally captivating, with a gravel driveway in the front accommodating two cars, flanked by verdant bushes that create a sense of seclusion. Access to dual separate garages with electric up-and-over doors adds both convenience and security.

The rear garden, facing southwest, basks in abundant sunlight and offers a delightful patio, lush lawn, and a curated selection of plants, trees, and shrubs. An energy-efficient air source heating system further enhances the property, ensuring cosy winters and cool summers. Notably, the seller has already secured an onward purchase, streamlining the buying process. With the chain complete, this is a residence that guarantees a seamless transition for its fortunate new owners.



Hallway

24' 7" x 4' 3" (7.50m x 1.30m)

Study/Bedroom 4

15' 5" x 11' 6" (4.70m x 3.50m)

Reception/Bedroom 3

14' 5" x 11' 6" (4.40m x 3.50m)

Living Room

24' 7" x 18' 1" (7.50m x 5.50m)

Kitchen/Diner

15' 5" x 18' 8" (4.70m x 5.70m)

Shower Room

8' 10" x 5' 7" (2.70m x 1.70m)

Landing

15' 1" x 9' 10" (4.60m x 3.00m)

Bedroom 1

18' 8" x 14' 9" (5.70m x 4.50m)

Bedroom 2

19' 8" x 10' 10" (6.00m x 3.30m)

Bathroom

14' 9" x 5' 7" (4.50m x 1.70m)

Off Road

2 Parking Spaces

Garage

2 x Single Garage



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Nestled in the enchanting North Somerset countryside, Backwell is a delightful village with a strong sense of community. Backwell boasts excellent transport links, providing easy access to nearby towns and cities while retaining a peaceful ambience that offers a welcome respite from urban life. Families are drawn to Backwell for its outstanding schools and recreational facilities, fostering a safe and nurturing environment for children to grow. With a range of amenities, including local shops, cafes, and pubs, residents can savour a leisurely pace of life without sacrificing convenience. Whether you're looking for a cosy cottage, a spacious family home, or a tranquil retreat, Backwell offers a diverse selection of properties to suit all tastes and desires. Embrace the idyllic beauty of Backwell and discover the enchanting lifestyle it has to offer.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

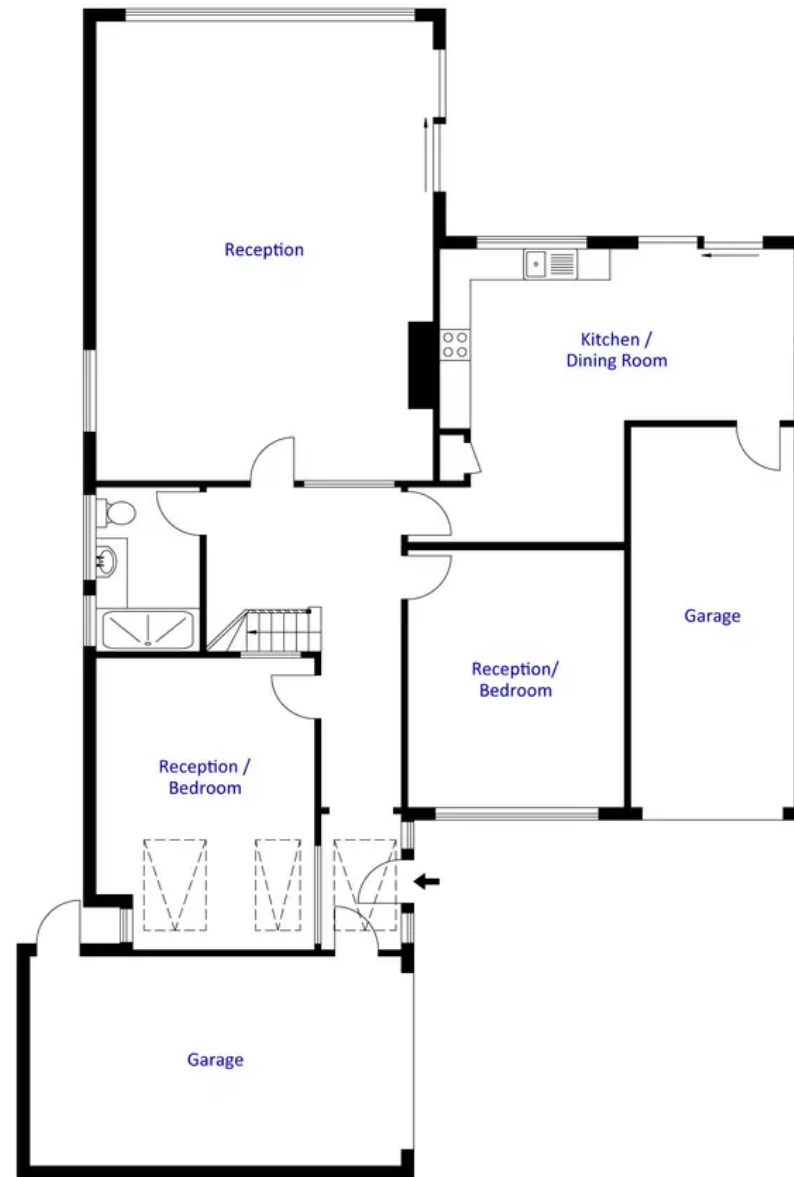
EPC Environmental Impact Rating:



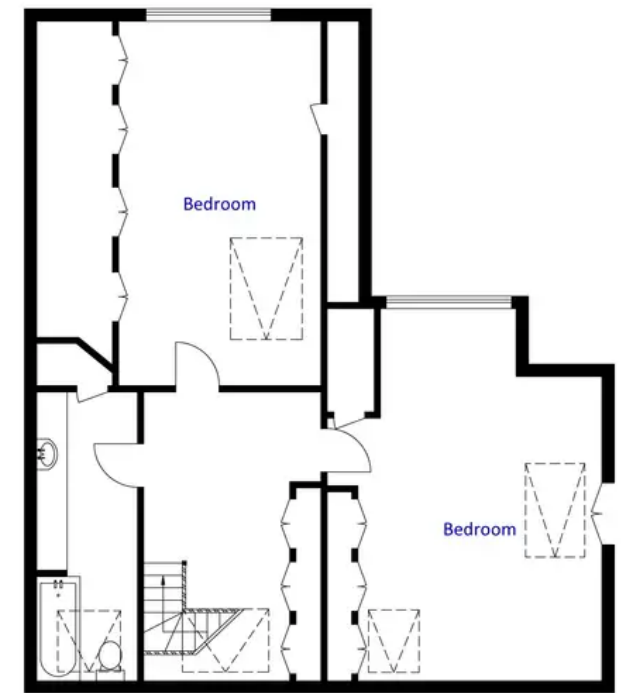


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Approx. Gross Internal Area
2485.20 Sq.Ft - 230.90 Sq.M
(Total area includes garage)



Ground Floor



First Floor

For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure
accuracy of the floor plan all measurements are
approximate and no responsibility is taken for
any error, omission or measurement.



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