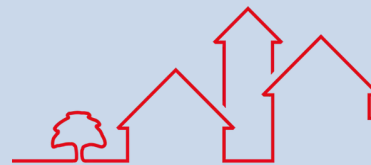




14 West Town Road, Backwell

Guide Price **£699,950**



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14 West Town Road

Backwell, Bristol

Discover this fantastic 5/6-bedroom detached house with a workshop and ample parking on West Town Road, Backwell, blending tranquillity and convenience in a prime location.

Step into the entrance hall, offering access to former office space, perfect for a dedicated workspace or home business. There is a study/office, shower room and another reception room, ideal for entertaining or hobbies. The open-style stairs in the main hall create a light and airy ambience. The expansive open-plan kitchen and dining area boasts dual aspect windows, inviting the beauty of the outdoors inside. The lounge features a bay front window with views to the garden and a cosy fire place, with easy access to the utility room, WC, and well-maintained garden.

Upstairs, discover five generous double bedrooms, with two offerings of Juliet balconies and French doors overlooking the picturesque garden. The master bedroom includes an ensuite, while a family bathroom caters to the household's needs.

14 West Town Road

Backwell, Bristol

The rear garden is an oasis with parking for multiple cars, a bike store, a lush lawn, and a decked area with lighting. A workshop, currently used as a microbrewery, offers versatile potential for hobbies.

In summary, this gem on West Town Road impresses with stylish living spaces, a versatile layout, and a desirable location. With abundant features, spacious rooms, and a charming garden, this property strikes the perfect balance of practicality and indulgence.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Entrance Hall

Study / Office

9' 10" x 10' 6" (3.00m x 3.20m)

Shower Room

8' 10" x 7' 10" (2.70m x 2.40m)

Reception / Bedroom

12' 6" x 11' 2" (3.80m x 3.40m)

Hall

36' 1" x 6' 7" (11.00m x 2.00m)

Kitchen / Diner

31' 6" x 12' 6" (9.60m x 3.80m)

Lounge

16' 1" x 23' 11" (4.90m x 7.30m)

Laundry Room

7' 7" x 5' 3" (2.30m x 1.60m)

WC / Utility

4' 7" x 5' 3" (1.40m x 1.60m)

Glass Porch

7' 3" x 5' 3" (2.20m x 1.60m)

Landing

24' 3" x 5' 3" (7.40m x 1.60m)

Bedroom 1

15' 9" x 13' 1" (4.80m x 4.00m)

En-Suite

8' 2" x 6' 7" (2.50m x 2.00m)

Bedroom 2

16' 1" x 15' 5" (4.90m x 4.70m)

Bedroom 3

11' 10" x 11' 2" (3.60m x 3.40m)





Bedroom 4

12' 2" x 12' 2" (3.70m x 3.70m)

Bedroom 5

11' 10" x 11' 2" (3.60m x 3.40m)

Family Bathroom

8' 6" x 4' 11" (2.60m x 1.50m)

Workshop

18' 8" x 17' 1" (5.70m x 5.20m) **Rear Garden**

78' 9" x 45' 11" (24m x 14m)

Rear Garden

Front Garden

On Drive

5 Parking Spaces

Backwell

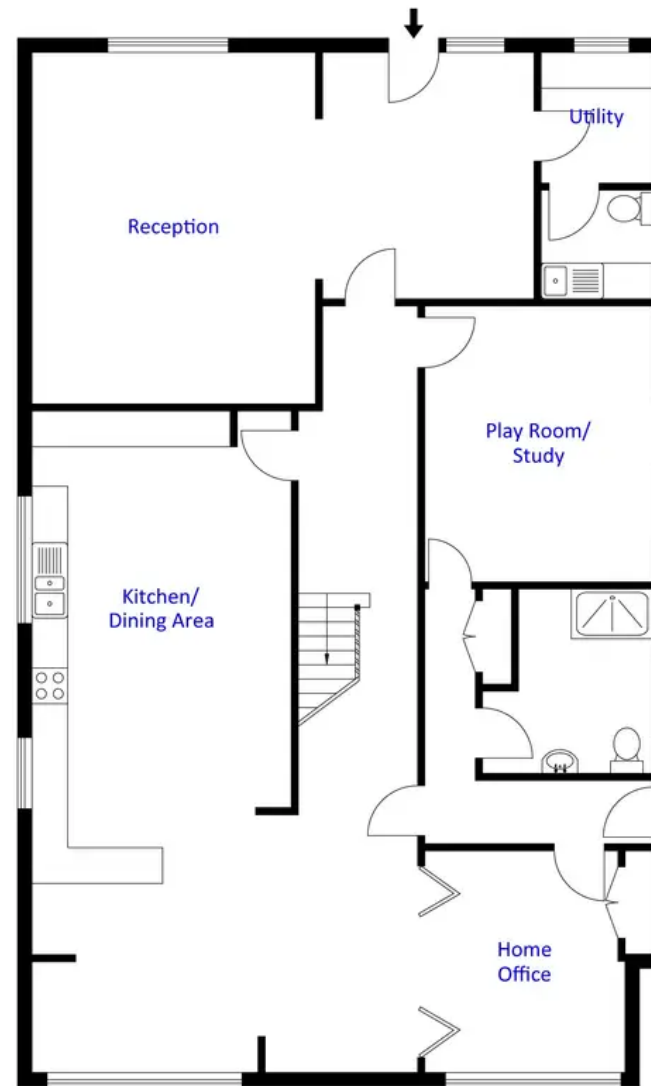
Nestled in the enchanting North Somerset countryside, Backwell is a delightful village with a strong sense of community. Backwell boasts excellent transport links, providing easy access to nearby towns and cities while retaining a peaceful ambience that offers a welcome respite from urban life. Families 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.



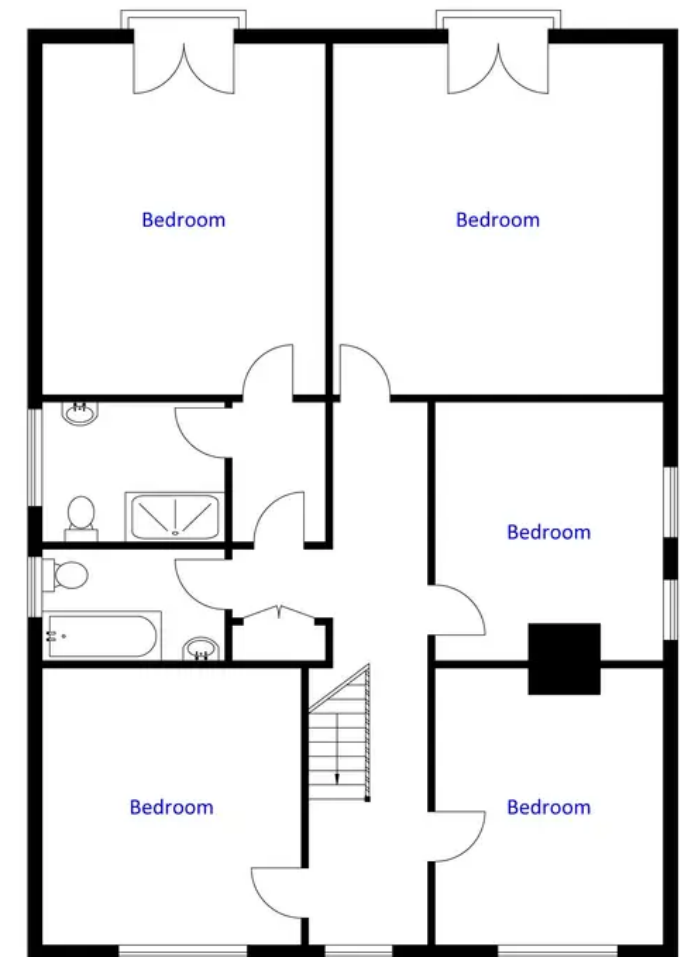


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Approx. Gross Internal Area
2499.3 Sq.Ft - 232.2 Sq.M



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.



Parker's Estate Agents

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