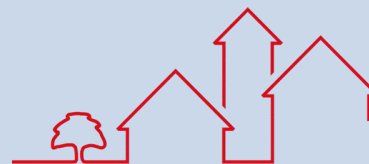




11 West Town Road, Backwell

Guide Price **£450,000**



Parker's

Estate Agents & Property Lettings



11 West Town Road

Backwell, Bristol

A 3-bedroom Detached Dormer Bungalow on West Town Road with off-street parking, garage and stunning south-facing garden

Situated in a sought-after location, this delightful property offers a comfortable and inviting living space, perfect for those seeking tranquillity without compromising on convenience. As you enter the home, a practical porch welcomes you, offering a convenient spot to stow away shoes and coats. The hallway, with a useful cupboard, leads you to the cosy bay-fronted lounge—a bright and airy space ideal for unwinding.

At the rear of the property, you'll find an open-plan kitchen/diner, featuring French doors that seamlessly connect indoor and outdoor living. This inviting space is perfect for dining, relaxing, and merely enjoying the views of the garden.

The ground floor accommodates two bedrooms, each offering its unique appeal—a bay-fronted bedroom to the front and a peaceful double bedroom with garden views at the rear. A well-appointed bathroom completes this level, providing essential convenience.

Upstairs, a versatile bedroom awaits, offering flexibility as a guest room or home office. Adjacent, additional storage in the loft presents an opportunity for further organisation or conversion with the necessary planning approvals.

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Outside, the property boasts ample parking space, a garage, and practical storage for your outdoor essentials. However, the true charm lies in the lovingly maintained south-facing garden—a picturesque haven featuring a tranquil pond, mature trees, inviting seating areas, and amazing topiary-pruned trees—a perfect spot to relax and unwind.

Notably, this property is available for purchase with no onward chain, ensuring a seamless transition for the discerning buyer.

If you're seeking a comfortable and well-appointed home in a desirable location, look no further. Contact us today to arrange a viewing.

Council Tax band: D

EPC Energy Efficiency Rating: E



Porch

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

Entrance Hall

10' 10" x 9' 10" (3.30m x 3.00m)

Lounge

12' 10" x 13' 1" (3.90m x 4.00m)

Kitchen/Diner

12' 6" x 16' 1" (3.80m x 4.90m)

Bedroom 1

12' 10" x 13' 1" (3.90m x 4.00m)

Bedroom 2

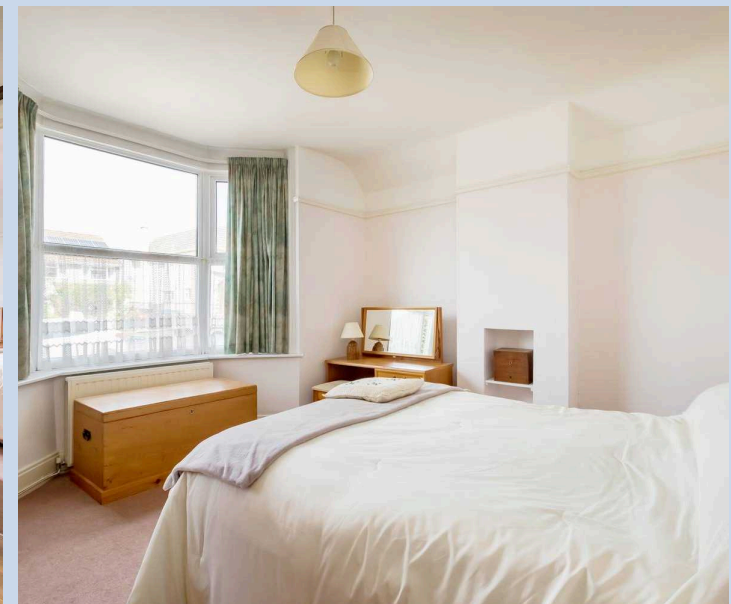
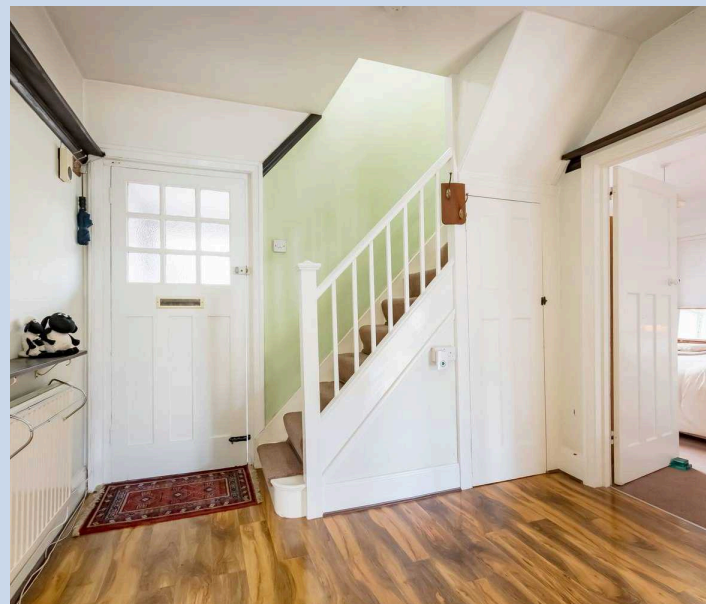
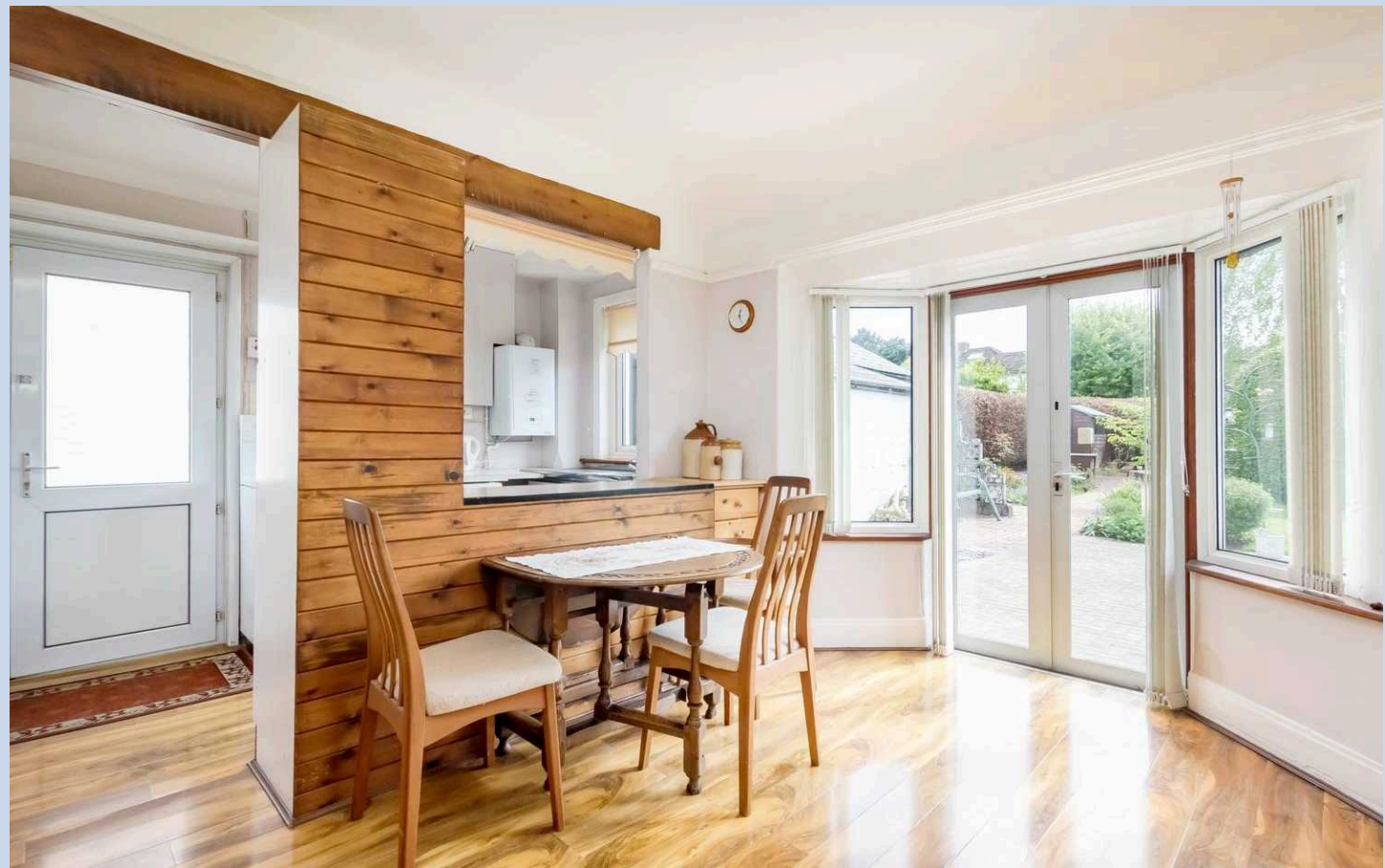
10' 6" x 11' 10" (3.20m x 3.60m)

Bedroom 3

12' 10" x 9' 10" (3.90m x 3.00m)

Bathroom

8' 2" x 8' 6" (2.50m x 2.60m)





GARDEN

REAR GARDEN

Off street

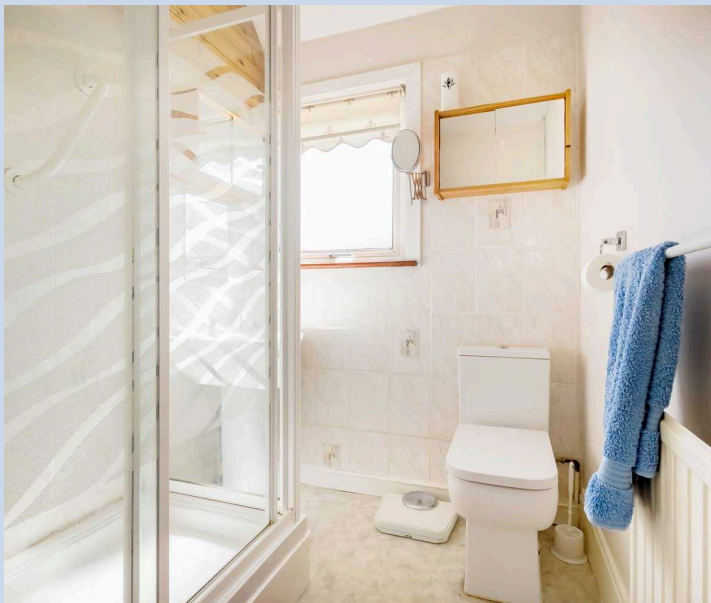
2 Parking Spaces

Garage

Single Garage

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.



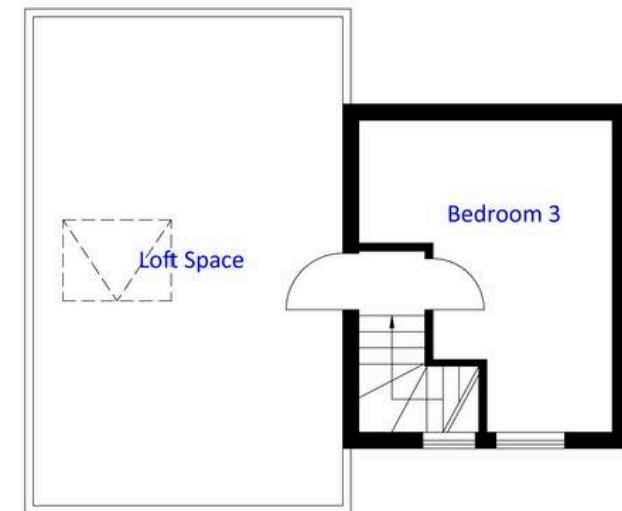
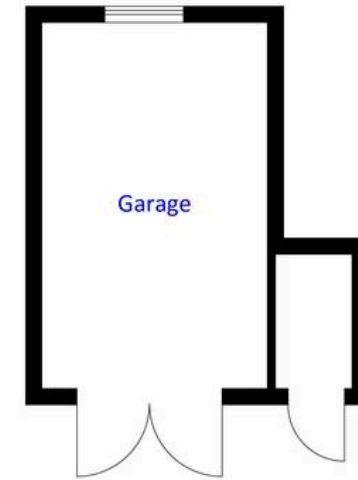


11 West Town Road, Backwell

Approx. Gross Internal Area
1159.2 Sq.Ft - 107.7 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.



Parker's Estate Agents

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