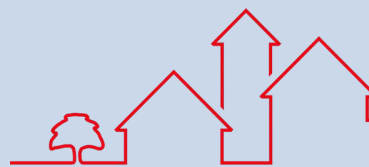




42 Waverley Road, Backwell

Guide Price **£399,950**



Parker's

Estate Agents & Property Lettings



42 Waverley Road

Backwell, Bristol

A Captivating 4-Bedroom Detached House with Southerly-Facing Garden and Parking

Tucked away in the heart of Waverley Road, this charming family home presents an ideal retreat. Upon entry, you're greeted by an entrance hall, with a utility room conveniently situated to the side and a storage cupboard for shoes and coats.

Step into the heart of the home, where a magnificent open-plan living space awaits, boasting ample natural light streaming through large front windows and sliding doors that unveil a picturesque rear garden. This stylish area seamlessly integrates a dining space, ideal for family gatherings, alongside a recently renovated kitchen adorned with tasteful wooden countertops, complemented by a palette of soothing colours and integrated appliances.

The present owner's conversion of the garage into an additional bedroom, complete with an en-suite bathroom, offers versatile accommodation options, doubling as a home office or potential Airbnb space, catering to various lifestyle needs.

42 Waverley Road

Backwell, Bristol

Upstairs, three bedrooms await, two generously sized doubles and a family bathroom, completing the internal layout of this delightful family sanctuary.

Externally, the property offers parking for one car to the front, alongside a pretty front garden, with a useful shed. Meanwhile, the rear garden provides a tranquil haven, boasting a southerly aspect and privacy, with lush lawns, vibrant borders, and fragrant flora, with a patio area perfect for al fresco dining or indulging in morning coffee.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



Entrance Hall

3' 3" x 6' 7" (1.00m x 2.00m)

Utility

2' 7" x 6' 7" (0.80m x 2.00m)

Lounge

15' 1" x 15' 9" (4.60m x 4.80m)

Dining Room

10' 10" x 8' 2" (3.30m x 2.50m)

Kitchen

10' 6" x 7' 7" (3.20m x 2.30m)

Bedroom 4/ Reception

12' 10" x 7' 7" (3.90m x 2.30m)

En-suite

3' 11" x 7' 7" (1.20m x 2.30m)

Landing

9' 2" x 6' 7" (2.80m x 2.00m)

Bedroom 1

12' 6" x 9' 2" (3.80m x 2.80m)

Bedroom 2

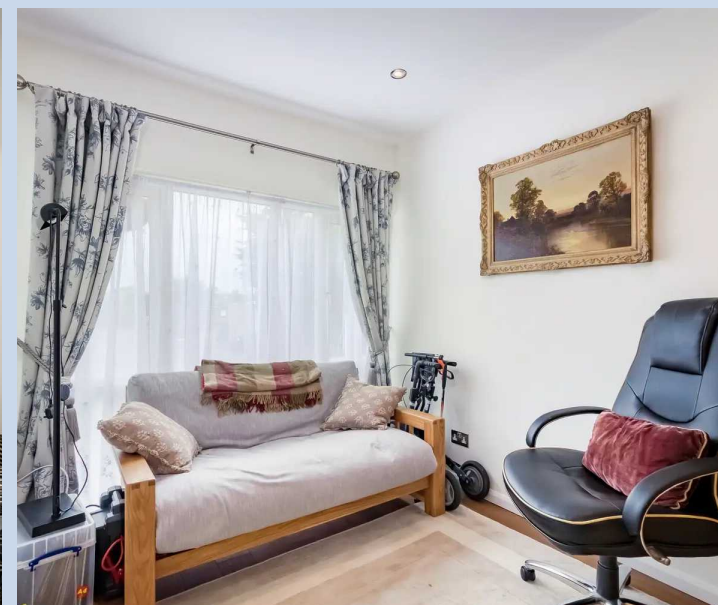
10' 10" x 9' 2" (3.30m x 2.80m)

Bedroom 3

8' 10" x 6' 7" (2.70m x 2.00m)

Bathroom

6' 3" x 6' 7" (1.90m x 2.00m)





FRONT GARDEN

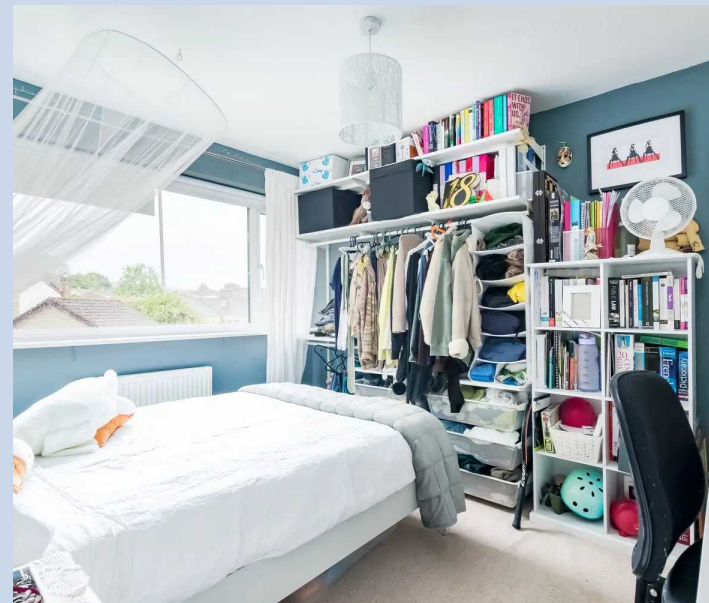
REAR GARDEN

Off street

1 Parking Space

Backwell:

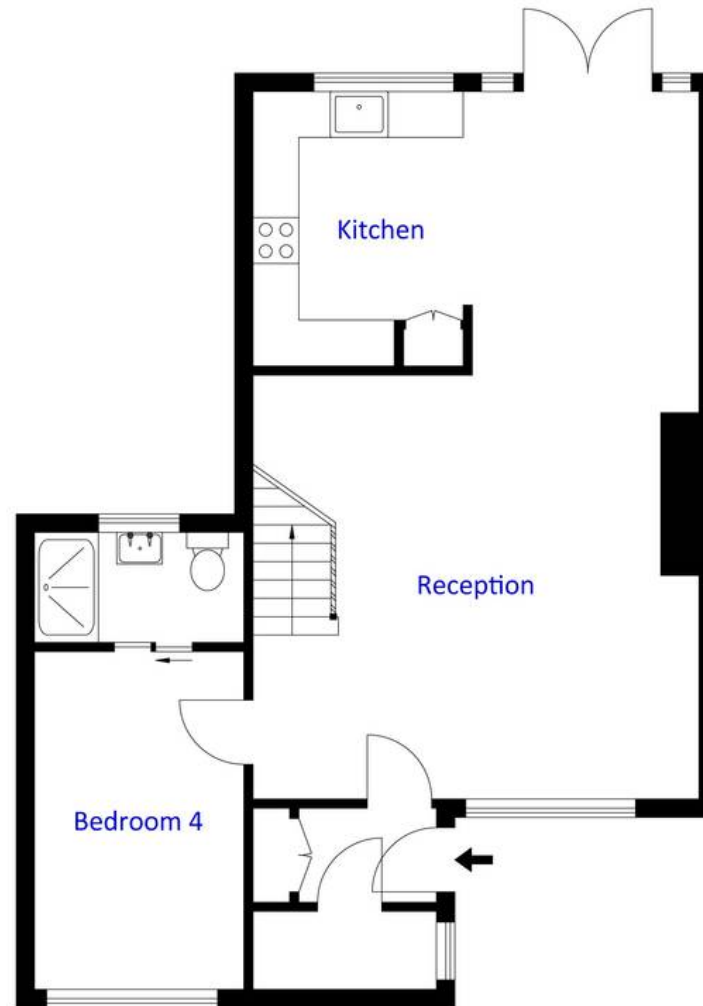
Nestled in the enchanting North Somerset countryside, Backwell is a delightful village with a strong sense of community. Backwell boasts excellent transport links, providing easy access to nearby towns and cities while retaining a peaceful ambience that offers a welcome respite from urban life. Families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



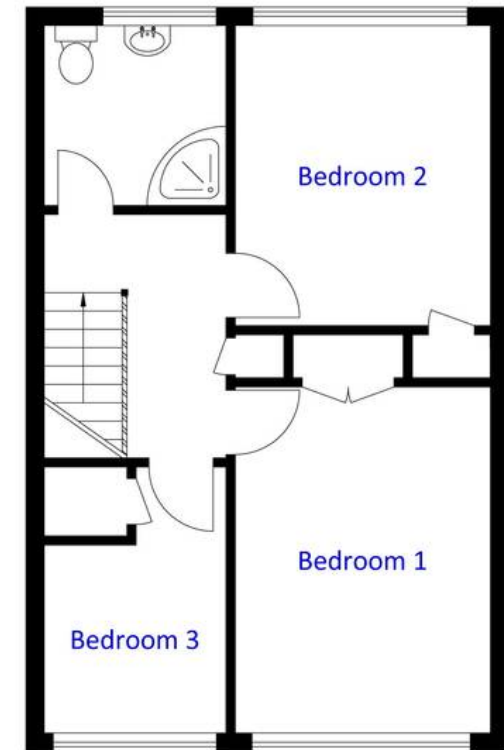


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Approx. Gross Internal Area
975.80 Sq.Ft - 90.70 Sq.M



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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