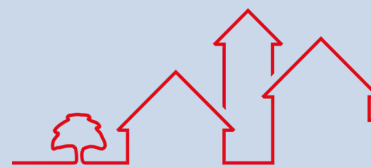




12a Ladymeade, Backwell

Guide Price £320,000



Parker's

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12a Ladymeade

Backwell, Bristol

A delightful three-bedroom home featuring a wonderful garden, off-street parking, and a garage.

This marvelous property is in excellent condition, offering a ready-made home for its next owners. Upon entering, the hallway provides convenient space for coats and shoes. The smart lounge is a relaxing retreat with a gas effect log burner, saving all the mess of a traditional log burner, while the rear boasts an open-plan kitchen and dining area. The fitted kitchen includes modern integrated appliances, metro tiles, and French doors that open to the beautiful garden.

Ascending the stairs, you'll find a landing with additional storage, leading to three bedrooms. Two are spacious double bedrooms with built-in cupboards and a contemporary family bathroom.

I2a Ladymeade

Backwell, Bristol

Externally, this lovely home has a welcoming sense of community, with front gardens and pathways that create a safe and inviting space for children to play, with no traffic running by the front door. The rear garden is a true asset, featuring a patio and pergola, perfect for enjoying a morning coffee or dining on a summer's day. The lush lawn, selection of shrubs, borders, apple and damson trees, and attractive plants add to the garden's appeal. A path leads through the garden to the rear access, off-street parking, and a garage.

This well-loved home is ready for you to move in and start living. Don't miss the opportunity to make it your own!

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C



Hallway

4' 11" x 4' 11" (1.50m x 1.50m)

Lounge

14' 9" x 15' 9" (4.50m x 4.80m)

Kitchen/Dining Room

10' 6" x 15' 9" (3.20m x 4.80m)

Landing

Bedroom 1

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

Bedroom 2

12' 2" x 9' 2" (3.70m x 2.80m)

Bedroom 3

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

Bathroom

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





FRONT GARDEN

REAR GARDEN

Garage

Single Garage

Off street

1 Parking Space

Backwell:

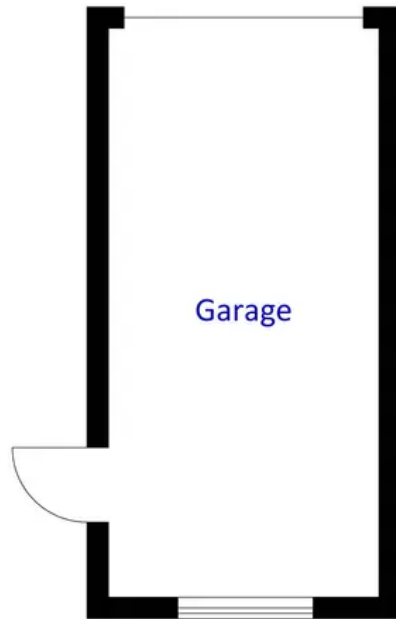
Nestled in the enchanting North Somerset countryside, Backwell is a delightful village with a strong sense of community. Backwell boasts excellent transport links, providing easy access to nearby towns and cities while retaining a peaceful ambience that offers a welcome respite from urban life. Families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



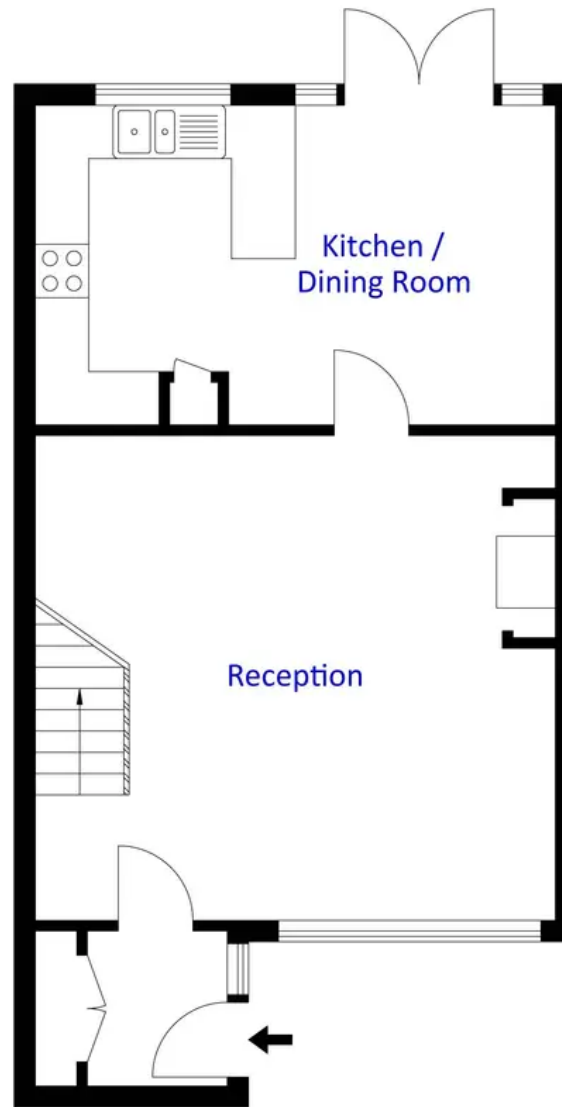


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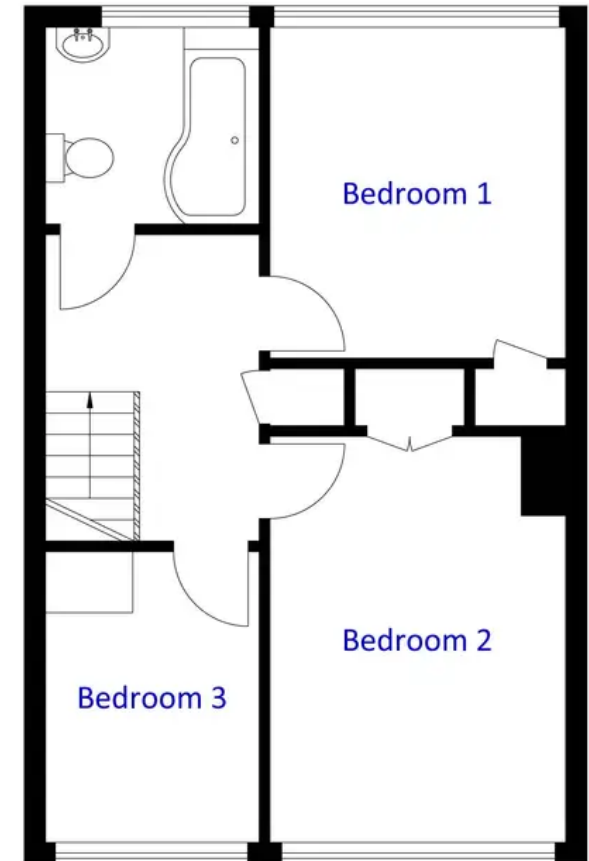
Approx. Gross Internal Area
982.50 Sq.Ft - 91.30 Sq.M
(Total area includes garage)



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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