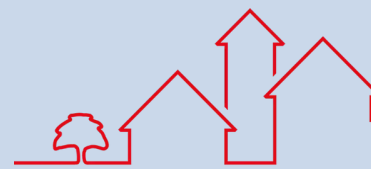




**43 Hildale Road, Backwell**

Guide Price **£475,000**



**Parker's**

Estate Agents & Property Lettings

# 43 Hilldale Road

Backwell, Bristol

## Delightful 3-Bedroom Semi-Detached House in Backwell

Welcome to this light and bright three-bedroom semi-detached house, situated at the end of a wonderful cul-de-sac in Backwell. This lovely home offers both comfort and style, perfect for modern living.

As you enter the property, you are greeted by a spacious entrance hall with room for coats and shoes, along with a useful cupboard for extra storage. A door leads you to the open-plan living space. At the front, the lounge features dual-aspect windows, creating a bright and inviting atmosphere. The rear dining area offers a wonderful space for family meals and provides access to both the sunroom and the kitchen.

The kitchen has a charming cottage look, with white units and a Belfast sink, and leads to the sunroom with sliding doors, a perfect spot to relax and read a book. Upstairs, you will find a spacious hall and three bedrooms. The main bedroom overlooks the garden at the rear, while another bedroom at the front also features dual-aspect windows. There is a family bathroom on this floor.





## 43 Hilldale Road

Backwell, Bristol

Outside, the front of the property boasts a driveway with parking for several cars, a single garage, a lawn, and privacy provided by hedges. Internal side access leads to the rear garden, garage, and kitchen, which is convenient for bringing in the family dog, bikes, or gardening equipment. The rear garden is a true haven, featuring a patio area, lawn, a selection of trees, strategically positioned seating and various plants and shrubs.

This delightful home offers a peaceful retreat in a sought-after location.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



### Hallway

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

### Lounge

12' 10" x 12' 6" (3.90m x 3.80m)

### Dining Room

12' 10" x 8' 10" (3.90m x 2.70m)

### Kitchen

12' 10" x 8' 6" (3.90m x 2.60m)

### Sunroom

7' 10" x 15' 9" (2.40m x 4.80m)

### Side Entrance

16' 9" x 3' 3" (5.10m x 1.00m)

### Landing

### Bedroom 1

12' 10" x 10' 10" (3.90m x 3.30m)

### Bedroom 2

13' 1" x 10' 10" (4.00m x 3.30m)

### Bedroom 3

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

### Bathroom

5' 7" x 6' 7" (1.70m x 2.00m)





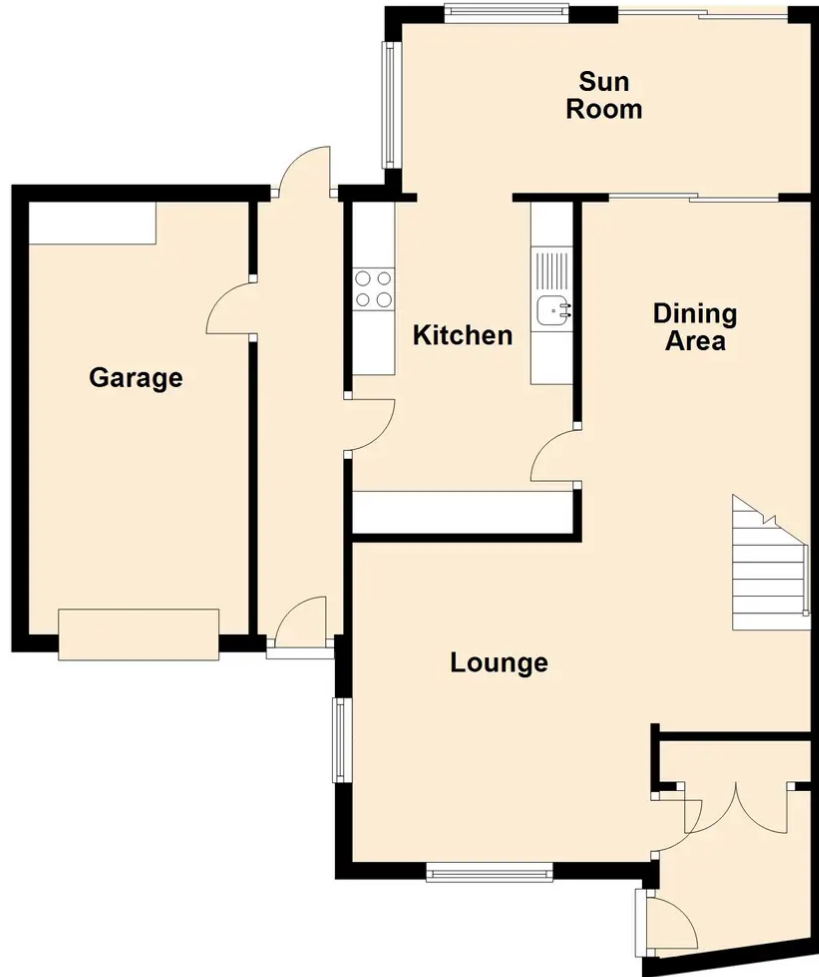
Nestled in the enchanting North Somerset countryside, Backwell is a delightful village with a strong sense of community. Backwell boasts excellent transport links, providing easy access to nearby towns and cities while retaining a peaceful ambience that offers a welcome respite from urban life. Families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



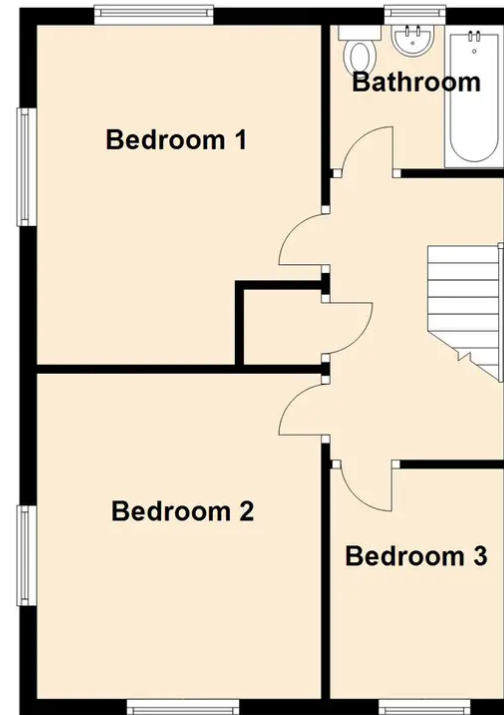
- 3 Bedrooms
- Cul De Sac Location
- Pretty Garden
- Great Living Space
- Garage and Off Street Parking
- Backwell School Catchment
- Lots of Storage
- Sun Room



**Ground Floor**



**First Floor**



Sketch plan for illustrative purposes only  
Plan produced using PlanUp.

**43 Hilldale Road, Backwell**



## Parker's Estate Agents

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