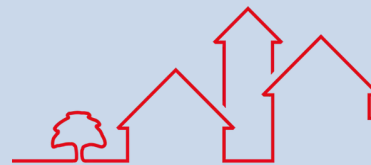




15 St. Andrews Road, Backwell

Guide Price **£635,000**



Parker's

Estate Agents & Property Lettings



15 St. Andrews Road

Backwell, Bristol

Welcome to this stunning 1950s semi-detached house, newly refurbished and situated in a charming cul-de-sac in Backwell. This beautiful property greets you with a spacious hallway featuring Kardean Herringbone flooring that extends throughout the ground floor. An under-stair WC adds convenience to this welcoming entrance.

At the front of the house, you'll find a cosy bay-fronted lounge, fitted with carpet, perfect for snug winter nights. The rear of the property boasts a show-stopping open-plan kitchen, diner, and family room. This great space is ideal for family gatherings, complete with a kitchen island, Neff integrated appliances, Kardean flooring, quartz worktops, and an abundance of light from Velux windows and bi-fold doors that offer views and access to the garden.

The first floor features three bedrooms. The front bedroom is a generous double with a bay window, while there is another double bedroom to the rear and a stylish family bathroom. Stairs lead to the main bedroom, a fantastic space to relax with built-in cupboards and an en-suite.

15 St. Andrews Road

Backwell, Bristol

This house has been fully renovated with new plumbing, rewiring, and an impressive EPC rating of C. Every bedroom is equipped with a TV and Cat 5 data points, ensuring modern convenience throughout. The rear garden is an entertainer's dream, featuring a porcelain patio perfect for dining, a newly laid lawn, new fences, and side access. The front of the property features a paved driveway with parking for a couple of cars.

This home is an easy move, fully renovated, and being sold with no chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



Entrance Hall

26' 3" x 53' 2" (8.00m x 16.20m)

Lounge

13' 5" x 11' 2" (4.10m x 3.40m)

Kitchen/Family Room

20' 8" x 19' 4" (6.30m x 5.90m)

WC

5' 3" x 2' 4" (1.60m x 0.70m)

Landing

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

Bedroom 2

12' 2" x 11' 2" (3.70m x 3.40m)

Bedroom 3

11' 10" x 10' 10" (3.60m x 3.30m)

Bedroom 4

8' 10" x 8' 2" (2.70m x 2.50m)

Bathroom

8' 2" x 6' 7" (2.50m x 2.01m)

Bedroom 1

15' 1" x 12' 2" (4.60m x 3.70m)

En-Suite

6' 11" x 5' 11" (2.10m x 1.80m)





FRONT GARDEN

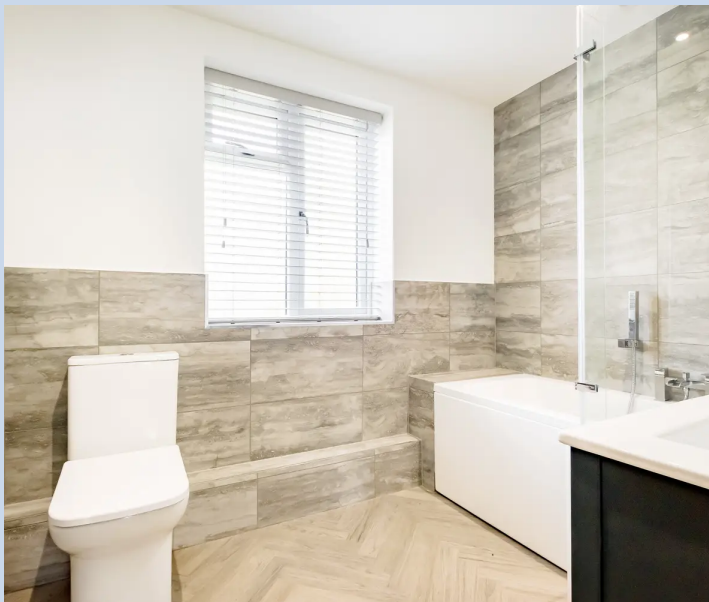
REAR GARDEN

Off street

2 Parking Spaces

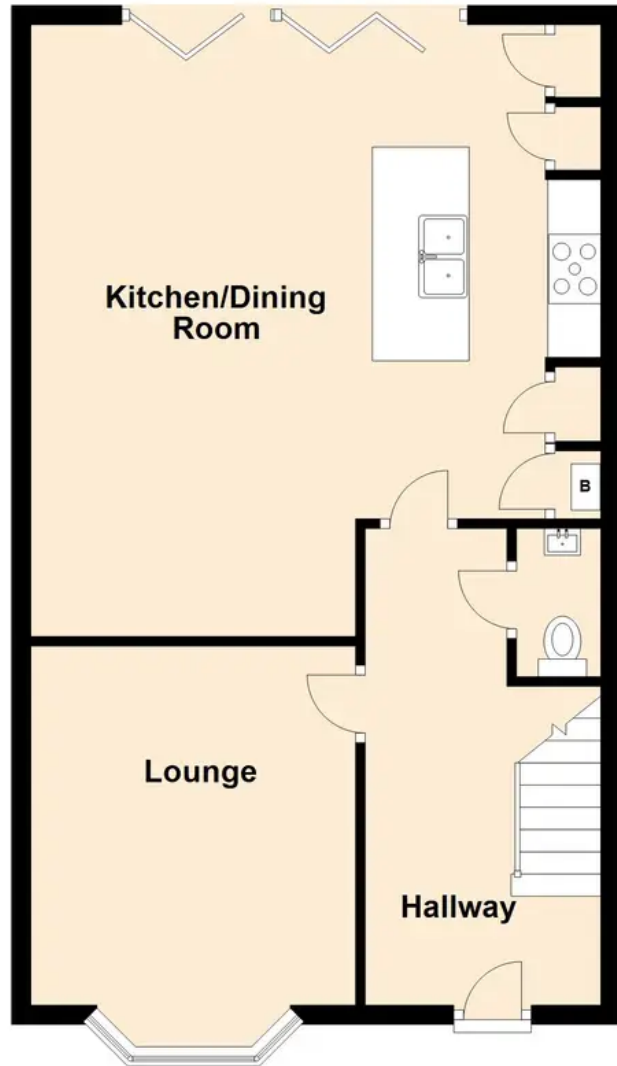
Backwell:

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.

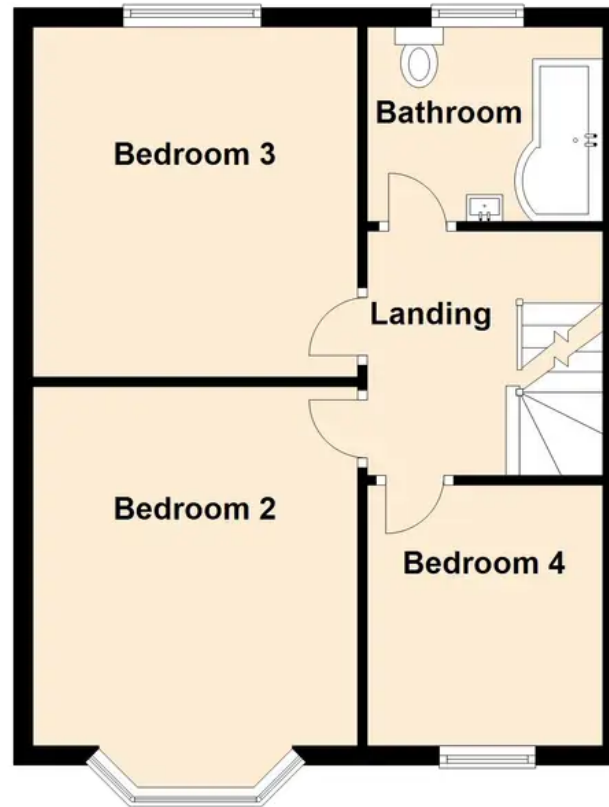




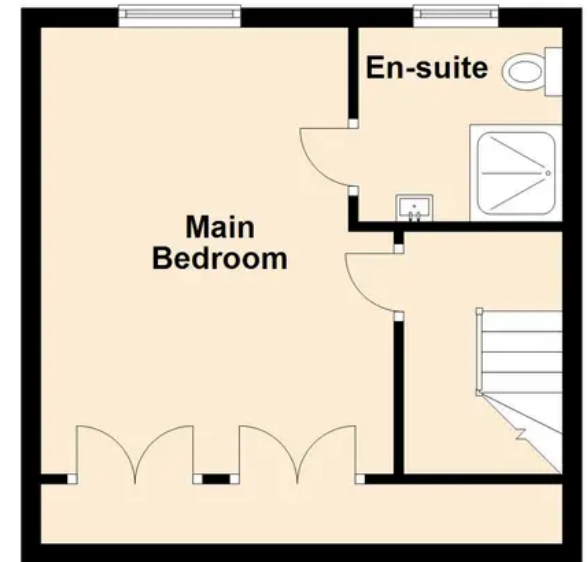
Ground Floor



First Floor



Second Floor



Sketch plan for illustrative purposes only
Plan produced using PlanUp.

15 St Andrews, Backwell



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