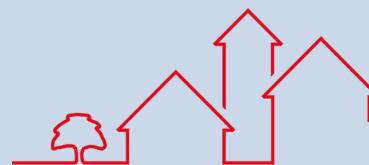




**15a St Andrews Road, Backwell**

**Guide Price £535,000**



**Parker's**

Estate Agents & Property Lettings



## 15a St Andrews Road

### Backwell

Welcome to this fantastic newly built 3-bedroom detached house located in a wonderful cul-de-sac in Backwell, known for its strong community spirit.

This impressive property features an entrance hall with Karndean herringbone flooring that continues through to the downstairs WC and the open-plan kitchen and dining area. The lounge at the front has double doors that open to the impressive kitchen and dining area, which boasts a kitchen island, quartz worktops, integrated Neff appliances, and ample storage. Bi-fold doors open to the garden, creating a spacious and airy feel.

The first floor has three bedrooms, two of which are double bedrooms, and a contemporary family bathroom. The front of the property includes a paved driveway with parking for a couple of cars and side access. The rear garden features a porcelain patio and a lush lawn, enhancing the kitchen and dining area's flowing and airy space.

# 15a St Andrews Road

## Backwell

This home has a fantastic energy rating of B and is equipped with an Alpha E-Tec 33 HB boiler, connected to an external heat pump to provide a full hybrid solution. The property also features solar panels. Every bedroom is equipped with a TV and Cat 5 data points, ensuring modern convenience throughout. Benefiting from a 10-year build guarantee and a high-specification finish, it is contemporary, ready to move into, and for sale with no onward chain.

Don't miss the chance to make this exceptional property your new home.

Tenure: Freehold

EPC Energy Efficiency Rating: B



**Entrance Hall**

6' 3" x 3' 7" (1.90m x 1.10m)

**Lounge**

15' 5" x 13' 1" (4.70m x 4.00m)

**Kitchen/Dining Room/Family Room**

18' 1" x 16' 9" (5.50m x 5.10m)

**Wc**

3' 7" x 5' 7" (1.10m x 1.70m)

**Landing**

8' 0" x 7' 0" (2.44m x 2.13m)

**Bedroom 1**

11' 6" x 9' 2" (3.50m x 2.80m)

**Bedroom 2**

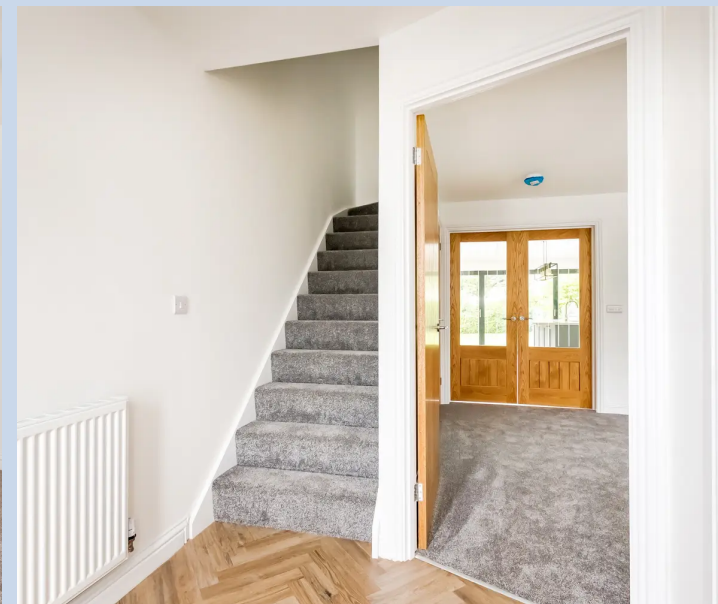
12' 6" x 9' 2" (3.80m x 2.80m)

**Bedroom 3**

8' 10" x 6' 11" (2.70m x 2.10m)

**Bathroom**

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





**FRONT GARDEN**

**REAR GARDEN**

**Off street**

**2 Parking Spaces**

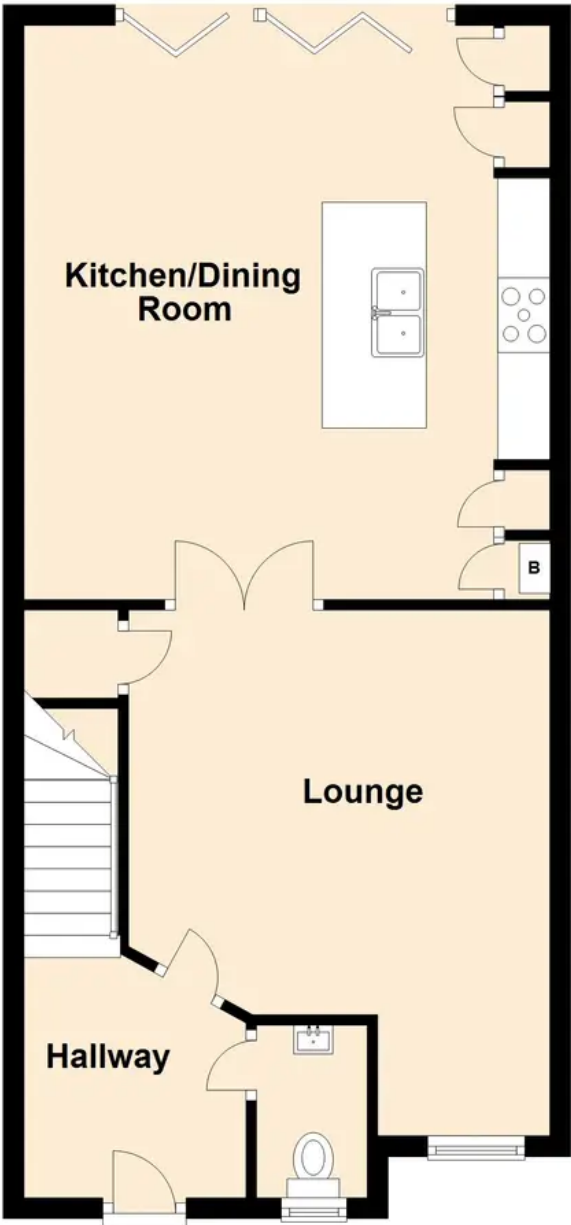
### **Backwell:**

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.

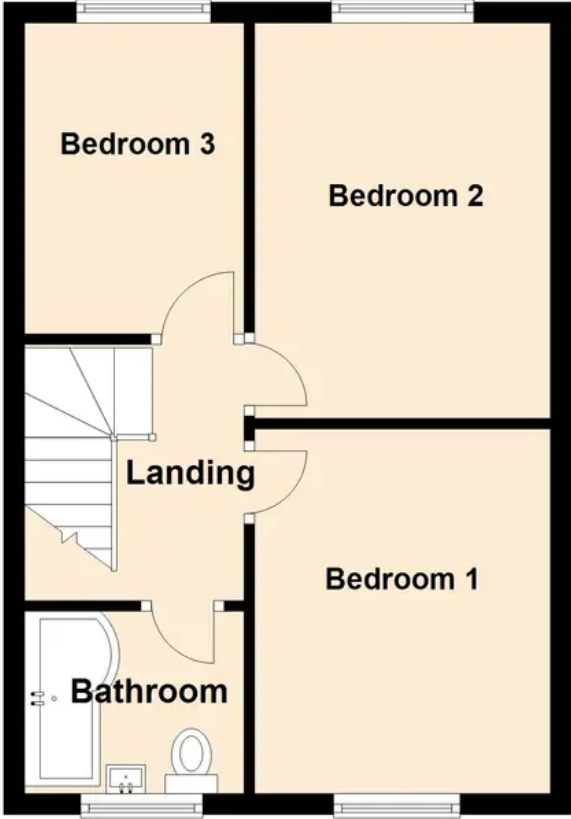




**Ground Floor**



**First Floor**



Sketch plan for illustrative purposes only  
Plan produced using PlanUp.

**15a St Andrews Road, Backwell**



## Parker's Estate Agents

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