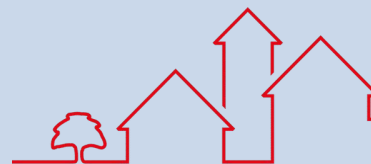




**2 St. Margarets Lane, Backwell**

Guide Price **£599,950**



**Parker's**

Estate Agents & Property Lettings



## 2 St. Margarets Lane

Backwell, Bristol

**Stunning 3-bed detached Voisey-built home with beautiful South-westerly facing garden.**

Welcome to this well-built three-bedroom detached Voisey home, located in the village of Backwell.

The spacious living room, with its neutral decor and large windows, feels bright and welcoming. A log burner adds warmth and creates a comfortable spot for relaxing or hosting friends.

The adjacent kitchen is modern and practical, featuring sleek countertops, integrated appliances, and plenty of storage. With direct access to the garden, it's a functional space for everyday meals or larger gatherings. A downstairs bathroom adds extra convenience.

Upstairs, three well-sized bedrooms offer a calm atmosphere with neutral decor and views of the surrounding area. The principal bedroom provides a comfortable retreat, while a contemporary shower room completes the layout.

## 2 St. Margarets Lane

Backwell, Bristol

Outside, the south-westerly facing garden is a standout feature, framed by mature trees and greenery for added privacy. A decked area provides space for outdoor dining or relaxing. The large plot also offers potential for future extension (subject to planning). Off-street parking and a garage with garden access enhance practicality.

Located in Backwell, this home is close to good schools, local shops, and scenic trails, blending village charm with modern conveniences.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



**Hall**

10' 2" x 3' 7" (3.10m x 1.10m)

**Lounge**

18' 4" x 11' 10" (5.60m x 3.60m)

**Kitchen/ Diner**

16' 1" x 9' 10" (4.90m x 3.00m)

**Bathroom**

7' 10" x 5' 7" (2.40m x 1.70m)

**Landing**

10' 2" x 6' 7" (3.10m x 2.00m)

**Bedroom 1**

14' 1" x 11' 10" (4.30m x 3.60m)

**Bedroom 2**

10' 2" x 8' 10" (3.10m x 2.70m)

**Bedroom 3**

10' 2" x 6' 11" (3.10m x 2.10m)

**Shower Room**

6' 3" x 5' 3" (1.90m x 1.60m)





**FRONT GARDEN**

**REAR GARDEN**

**Off street**

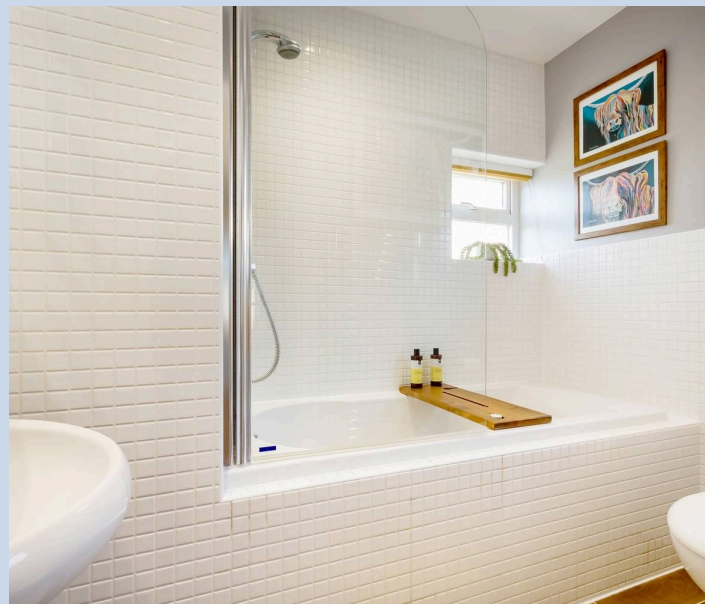
**2 Parking Spaces**

**Garage**

**Single Garage**

### **Backwell:**

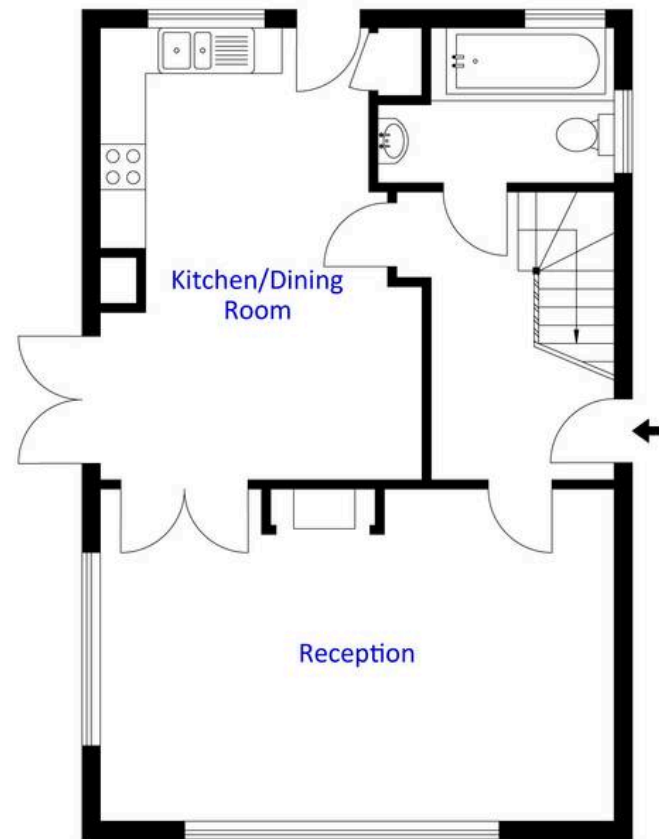
Nestled in the enchanting North Somerset countryside, Backwell is a delightful village with a strong sense of community. Backwell boasts excellent transport links, providing easy access to nearby towns and cities while retaining a peaceful ambience that offers a welcome respite from urban life. Families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



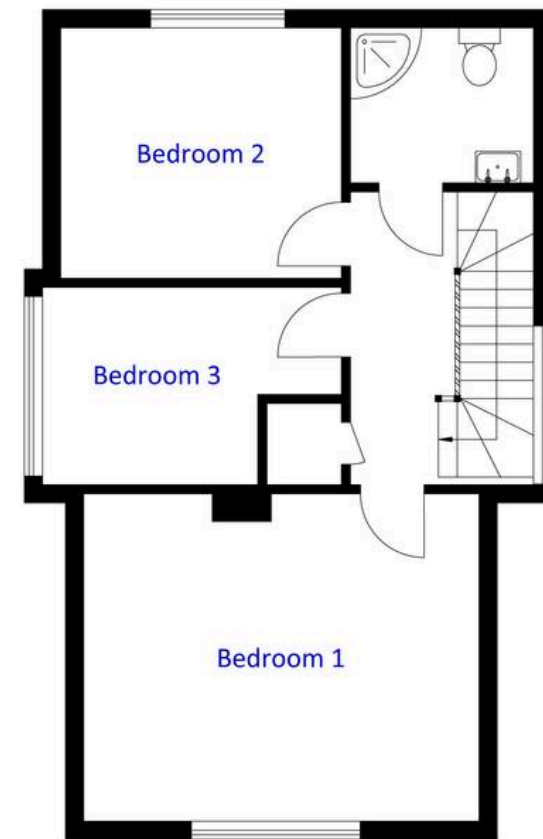


## 2 St. Maragerets Lane, Backwell

Approx. Gross Internal Area  
968.20 Sq.Ft - 89.90 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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### IMPORTANT NOTICE

For clarification, we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

