



4 Fairfield Close, Backwell

Guide Price £574,000



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4 Fairfield Close

Backwell, Bristol

Welcome to this charming 4-bedroom house nestled in the picturesque village of Backwell. As you approach, you'll be greeted by a well-maintained exterior, with the subtle elegance of the property evident from the moment you arrive.

Upon entering, you'll find a spacious and inviting lounge adorned with a wood burner, creating a warm and cosy ambience. This is the perfect spot to unwind, whether you're enjoying a quiet evening or entertaining guests.

The heart of the home lies in the expansive open-plan kitchen, dining, and family room. The kitchen is a chef's delight, featuring modern appliances, ample counter space, and stylish cabinetry. The seamless transition from the kitchen to the dining and family areas makes it an ideal space for family gatherings and socialising. Large windows flood the space with natural light, creating a bright and airy atmosphere.

The master bedroom boasts an en-suite shower room, whilst the remaining three bedrooms are well-appointed, offering versatility for guests, a home office, or a growing family. The thoughtful layout ensures comfort and privacy for all residents.

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Step outside into the enchanting south-easterly facing rear garden, a meticulously landscaped retreat. The enclosed space offers a perfect blend of tranquillity and beauty, providing an ideal setting for outdoor activities, gardening, or simply enjoying the fresh air.

Convenience is key with the inclusion of dedicated parking for two cars to the front and a single garage, ensuring ample space for your vehicles and storage needs at the rear.

In summary, this Backwell residence seamlessly combines modern comfort with traditional charm. From the well-designed living spaces and masterful landscaping to the practical amenities, this 4-bedroom house is not just a home but a sanctuary where every detail has been carefully considered for a truly harmonious living experience. Moreover, this property is available with no onward chain, adding an extra layer of convenience for potential buyers seeking a streamlined and hassle-free transition into their new home.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Entrance Hall

11' 6" x 10' 2" (3.50m x 3.10m)

Cloakroom

6' 11" x 3' 7" (2.10m x 1.10m)

Lounge

18' 8" x 11' 10" (5.70m x 3.61m)

Kitchen/Dining/Family Room

29' 2" x 16' 5" (8.90m x 5.00m)

Utility

9' 10" x 4' 3" (3.00m x 1.30m)

Landing

15' 1" x 8' 2" (4.60m x 2.50m)

Bedroom 1

13' 5" x 10' 2" (4.10m x 3.10m)

En Suite

8' 2" x 6' 7" (2.50m x 2.00m)

Bedroom 2

12' 6" x 9' 10" (3.80m x 3.00m)

Bedroom 3

11' 6" x 6' 11" (3.50m x 2.10m)

Bedroom 4

8' 2" x 7' 10" (2.50m x 2.40m)

Family Bathroom

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





REAR GARDEN

Garage

Single Garage

Driveway

2 Parking Spaces

BACKWELL:

Nestled in the picturesque English countryside, Backwell is a charming village with a rich tapestry of history and rural allure. Its quaint streets are lined with characterful homes, while the surrounding landscape boasts lush greenery and scenic vistas. Backwell is renowned for its sense of community, where locals frequent traditional pubs, village shops, and the historic parish church. The village exudes a tranquil ambiance, offering a welcome retreat from the hustle and bustle of urban life. With its proximity to the city of Bristol and excellent transport links, Backwell strikes a perfect balance between idyllic rural living and accessibility.





Ground Floor



First Floor





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.

