



5 Fairfield Way, Backwell

Guide Price £450,000



Parker's

Estate Agents & Property Lettings



5 Fairfield Way

Backwell, Bristol

3-Bedroom Detached House with Off-Street Parking, Double Garage, and Southeast-Facing Garden

Located in an exclusive development of just six houses, this wonderful home offers spacious and stylish living in a private and peaceful setting. The property boasts off-street parking, a double garage, and a southeast-facing garden.

You are greeted by a welcoming entrance hall as you enter the house. To one side, there is a generously sized lounge that spans from the front to the rear of the house, featuring a bay window and French doors leading to the garden, creating a bright and airy atmosphere. On the other side of the hall, the dining room also features a bay window and doors to the well-equipped kitchen, providing the option for an open-plan layout if desired. The kitchen offers convenient access to the garden. Additionally, there is a cupboard and a downstairs cloakroom in the hall for extra storage and convenience.

Upstairs, the property features three bedrooms. The main bedroom includes a spacious dressing area, which was originally a nursery, and an en-suite bathroom. There is also a spacious family bathroom on this floor.

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The southeast-facing rear garden is perfect for enjoying the sun throughout the day, with a lawn and patio area ideal for outdoor entertaining. Double gates provide access to off-street parking and the detached double garage.

The property is being sold with no onward chain, offering a smooth and hassle-free buying experience.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



Hallway

18' 8" x 6' 3" (5.70m x 1.90m)

Lounge

18' 1" x 11' 6" (5.50m x 3.50m)

Kitchen

8' 10" x 9' 10" (2.70m x 3.00m)

Dining Room

9' 6" x 10' 2" (2.90m x 3.10m)

Wc

6' 7" x 2' 7" (2.00m x 0.80m)

Landing

12' 6" x 6' 7" (3.80m x 2.00m)

Bedroom 1

10' 10" x 11' 2" (3.30m x 3.40m)

En-suite

7' 3" x 4' 3" (2.20m x 1.30m)

Dressing Room/ Previously Bedroom 4

7' 3" x 7' 3" (2.20m x 2.20m)

Bedroom 2

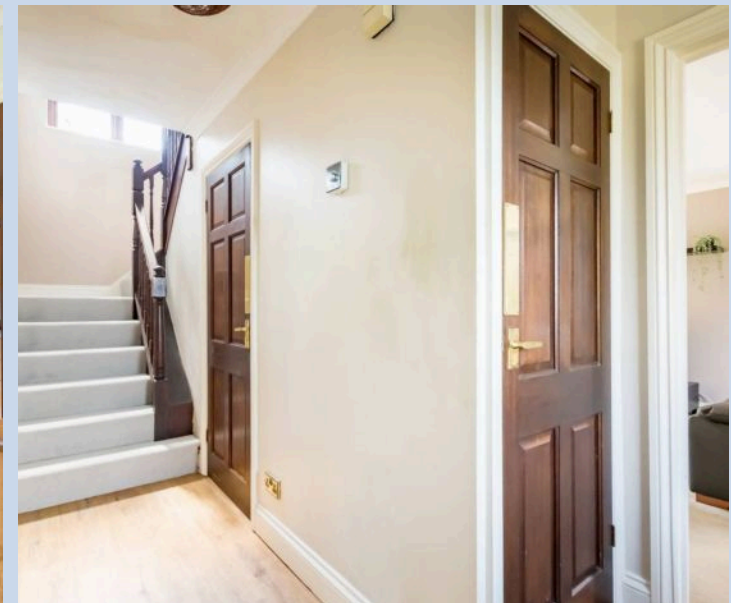
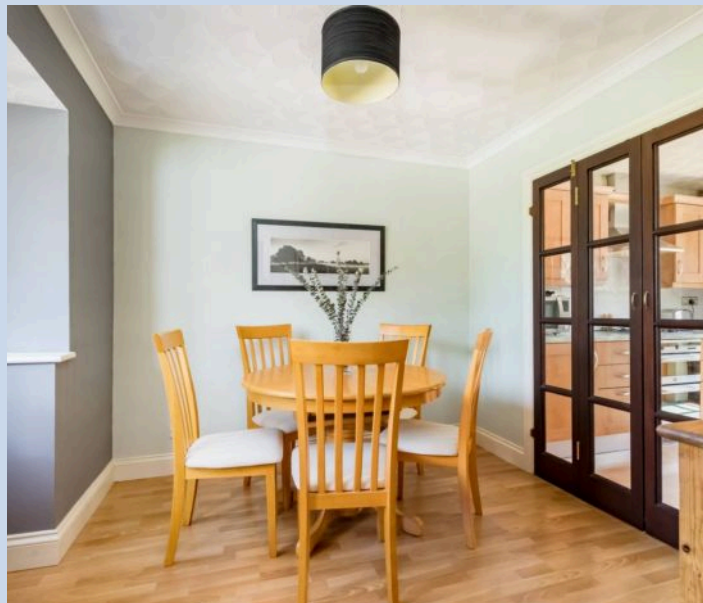
9' 2" x 10' 2" (2.80m x 3.10m)

Bedroom 3

9' 2" x 9' 6" (2.80m x 2.90m)

Bathroom

8' 10" x 7' 7" (2.70m x 2.30m)





FRONT GARDEN

REAR GARDEN

Off street

2 Parking Spaces

Double garage

2 Parking Spaces



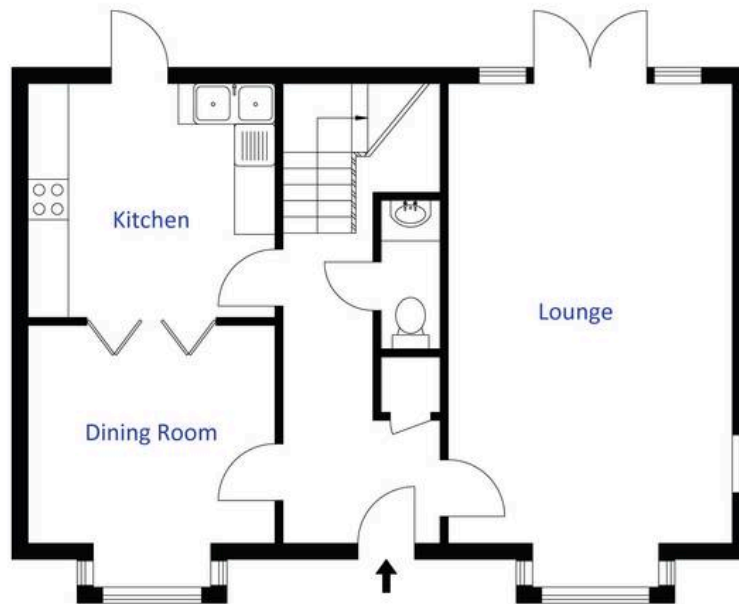
BACKWELL:

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.

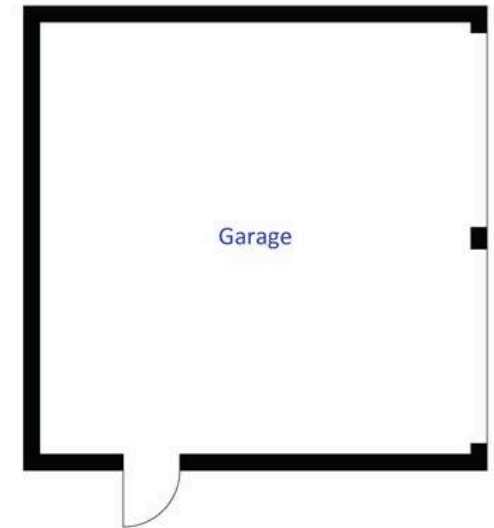


5 Fairfield Way, Backwell

Approx. Gross Internal Area
1398.70 Sq.Ft - 129.90 Sq.M
(Total area includes garage)



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.

