



9 Uncombe Close, Backwell

Guide Price **£575,000**



Parker's

Estate Agents & Property Lettings



9 Uncombe Close

Backwell, Bristol

4-Bedroom Detached House in a Pleasant Cul-de-Sac

Welcome to 9 Uncombe Close, a charming home lovingly maintained by the same owners since its construction 48 years ago, now available for new owners to create lasting memories.

Upon entering, you'll find a porch for storing shoes and coats, leading into a spacious hallway. This hallway gives access to a large sitting room that spans the front to the back of the house, with windows at both ends. The kitchen/breakfast room offers side access, garden views, dining space, and links to the dining room.

The dining room flows into the sitting room and conservatory, a perfect spot to relax and enjoy the garden. The conservatory is a great place to unwind. Additionally, there is a study, currently used as a utility room, and a downstairs cloakroom for guests.

Upstairs, the property features a spacious landing with a window and a seat ideally positioned underneath, providing a lovely relaxing spot. The main bedroom is generous in size, with built-in wardrobes and an ensuite. Three additional bedrooms, two double bedrooms, and a well-appointed family bathroom exist.

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Outside, the front garden is beautifully maintained, with parking for several cars and a double garage equipped with electric doors. The rear garden is a delight, featuring a selection of plants, shrubs, an Acer tree, and an Apple tree. There's a lovely lawn and seating area, including a patio perfect for alfresco dining or enjoying your morning coffee.

This home offers a wonderful opportunity to enjoy comfortable living in a well-established neighbourhood.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C



Porch

6' 7" x 5' 3" (2.00m x 1.60m)

Hall

7' 7" x 12' 10" (2.30m x 3.90m)

Sitting Room

21' 4" x 11' 10" (6.50m x 3.60m)

Kitchen/Breakfast Room

14' 5" x 10' 10" (4.40m x 3.30m)

Dining Room

10' 10" x 9' 6" (3.30m x 2.90m)

Conservatory

9' 10" x 13' 1" (3.00m x 4.00m)

Study

6' 7" x 7' 7" (2.00m x 2.30m)

Wc

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

Landing

6' 3" x 22' 8" (1.90m x 6.90m)

Bedroom 1

11' 6" x 14' 9" (3.50m x 4.50m)

En-suite

6' 3" x 9' 2" (1.90m x 2.80m)

Bedroom 2

9' 2" x 13' 1" (2.80m x 4.00m)

Bedroom 3

8' 2" x 11' 10" (2.50m x 3.60m)

Bedroom 4

9' 2" x 7' 7" (2.80m x 2.30m)

Bathroom

6' 3" x 7' 7" (1.90m 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.

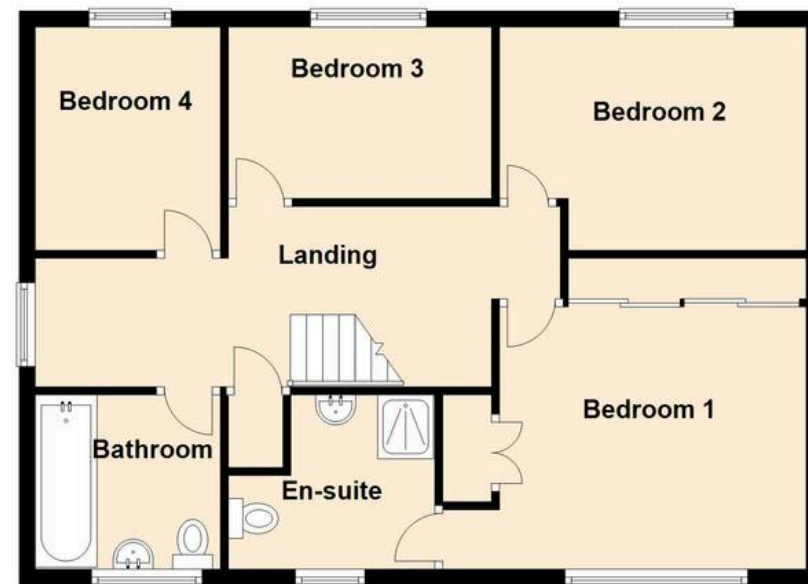




Ground Floor



First Floor



Sketch plan for illustrative purposes only
Plan produced using PlanUp.

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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.

