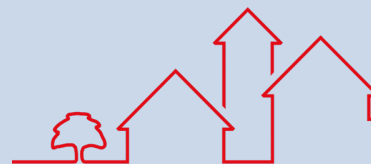




58 Westfield Road, Backwell

Guide Price £485,000



Parker's

Estate Agents & Property Lettings



58 Westfield Road

Backwell, Bristol

Immaculate 3-bedroom Detached Bungalow in a Prime Location

This delightful three-bedroom detached bungalow is a true gem, offering fantastic parking, a garage, and a private setting. Beautifully maintained, it would make a wonderful home for its next owners.

At the front, mature hedgerows provide excellent privacy, framing a charming garden. Two separate driveways sit on either side of the house, offering ample parking and access to the single garage.

Step inside through a welcoming hallway into a cosy yet spacious lounge, bathed in natural light from a large front window and enhanced by the addition of a charming log burner, perfect for creating a warm and inviting atmosphere. The well-appointed kitchen/diner, accessible from the lounge and hallway, features sleek white units, integrated appliances, and ample storage. One end of the kitchen provides space for dining, while the other leads to a utility area with access to the rear garden.

The bungalow boasts three well-proportioned bedrooms. The main bedroom is a true retreat, complete with a dressing area and a stylish, contemporary en-suite wet room. A well-maintained family bathroom completes the accommodation.

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The rear garden is a true delight—westerly facing, mature, and beautifully landscaped. It offers a patio area, lawn, a diverse selection of plants, a pond, a vegetable patch, and a storage shed/workshop. Additionally, there is access to the garage and a convenient side entrance.

Ideally located just a short walk from local shops, a doctor's surgery, and Nailsea & Backwell train station, this property offers exceptional convenience. The current owners have already found an onward purchase that is chain-free, meaning they are ready to move as soon as a buyer is found for 58 Westfield Road. This presents a fantastic opportunity for buyers seeking a smooth and timely transaction.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Hall

Lounge

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

Kitchen/Diner

20' 4" x 9' 10" (6.20m x 3.00m)

Utility Room

5' 7" x 6' 7" (1.70m x 2.00m)

Bedroom 1

13' 1" x 10' 10" (4.00m x 3.30m)

Dressing Area

7' 7" x 6' 3" (2.30m x 1.90m)

En-Suite

8' 10" x 6' 7" (2.70m x 2.00m)

Bedroom 2

13' 1" x 11' 10" (4.00m x 3.60m)

Bedroom 3

6' 11" x 8' 6" (2.10m x 2.60m)

Bathroom

6' 7" x 7' 3" (2.00m x 2.20m)

Garage

17' 5" x 8' 10" (5.30m x 2.70m)





FRONT GARDEN

REAR GARDEN

Driveway 1:

1 Parking Space

Driveway 2:

2 Parking Spaces

Garage

Single Garage

BACKWELL:

Nestled in the 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 beauty of Backwell and discover the fantastic lifestyle it has to offer.





Ground Floor



Sketch plan for illustrative purposes only
Plan produced using PlanUp.

58 Westfield Road, Backwell



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.

