



**3 Amberlands Close, Backwell**

Guide Price **£550,000**



**Parker's**

Estate Agents & Property Lettings





### 3 Amberlands Close

#### Backwell, Bristol

**A Charming 1950s Detached Home with Character, Potential, and a Delightful Garden**

This handsome 1950s three-bedroom detached home is full of charm and offers wonderful scope to create a truly fantastic family home. Set on a generous plot with a beautiful rear garden, off-street parking, and a garage, the property has been cherished by its current owners for over 40 years.

A fine example of its era, this double-bay-fronted house welcomes you with a paved driveway offering parking for one car, alongside a pretty lawned front garden bordered by mature hedges and flowering plants. A garage sits to the side, providing additional storage or further parking if required.

An entrance porch leads into a wide hallway with original wood floors, high ceilings, and well-proportioned rooms that reflect the quality of the period.

To the front is a bay-fronted sitting room, currently used as a dining space, while to the rear is a cosy lounge with French doors that open into a conservatory, offering direct access to the garden and patio. The current owners have enjoyed this layout for its beautiful garden views, but the space offers potential to be reconfigured to suit modern living needs.

To the side sits a kitchen/breakfast room, with an adjoining pantry and a rear porch—currently serving as a utility area housing a washing machine and tumble dryer. A downstairs cloakroom adds further convenience.



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Upstairs, the landing offers additional storage and leads to three generous double bedrooms. The main bedroom enjoys a bay window, while the two rear-facing bedrooms offer lovely views of the garden. All rooms benefit from built-in storage. The family bathroom is finished in neutral tones. The garden is a true highlight—a beautifully maintained and private outdoor space featuring a patio area, expansive lawn, and mature borders with shrubs and trees. To the rear is a peaceful seating area that captures the morning sun, while the sun moves across the garden throughout the day and sets at the far end. Additionally, there is a dedicated vegetable plot, ideal for keen gardeners.

Additional features include side access on both sides of the house, high hedges offering excellent privacy, and a garage with power and light.

A rare opportunity to purchase a much-loved home with character and further potential in a sought-after location.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





**Porch**

3' 11" x 3' 11" (1.20m x 1.20m)

**Hall****Sitting Room**

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

**Dining Room**

11' 10" x 15' 1" (3.60m x 4.60m)

**Conservatory**

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

**Kitchen/Breakfast Room**

11' 6" x 10' 10" (3.50m x 3.30m)

**Cloakroom**

5' 11" x 3' 11" (1.80m x 1.20m)

**Landing****Bedroom 1**

13' 9" x 11' 10" (4.20m x 3.60m)

**Bedroom 2**

11' 10" x 15' 1" (3.60m x 4.60m)

**Bedroom 3**

7' 10" x 10' 10" (2.40m x 3.30m)

**Bathroom**

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

**Garage**

16' 5" x 8' 6" (5.00m x 2.60m)







**FRONT GARDEN**

**REAR GARDEN**

**Off street**

**| Parking Space**

**Garage**

**Single Garage**

## **Backwell:**

Backwell, a hidden gem in North Somerset, offers an idyllic lifestyle with its charming landscapes and warm community. Nature lovers can explore rolling hills, fields, and woodlands, with Nailsea Moor and Backwell Lake providing wildlife spotting and peaceful retreats. Families thrive in the nurturing community, supported by excellent schools and a vibrant village centre with local shops and cafes. Connectivity is convenient, with a railway station and easy access to Bristol and other major cities, including London. Backwell combines rural tranquillity with modern amenities, creating a fulfilling and balanced lifestyle.



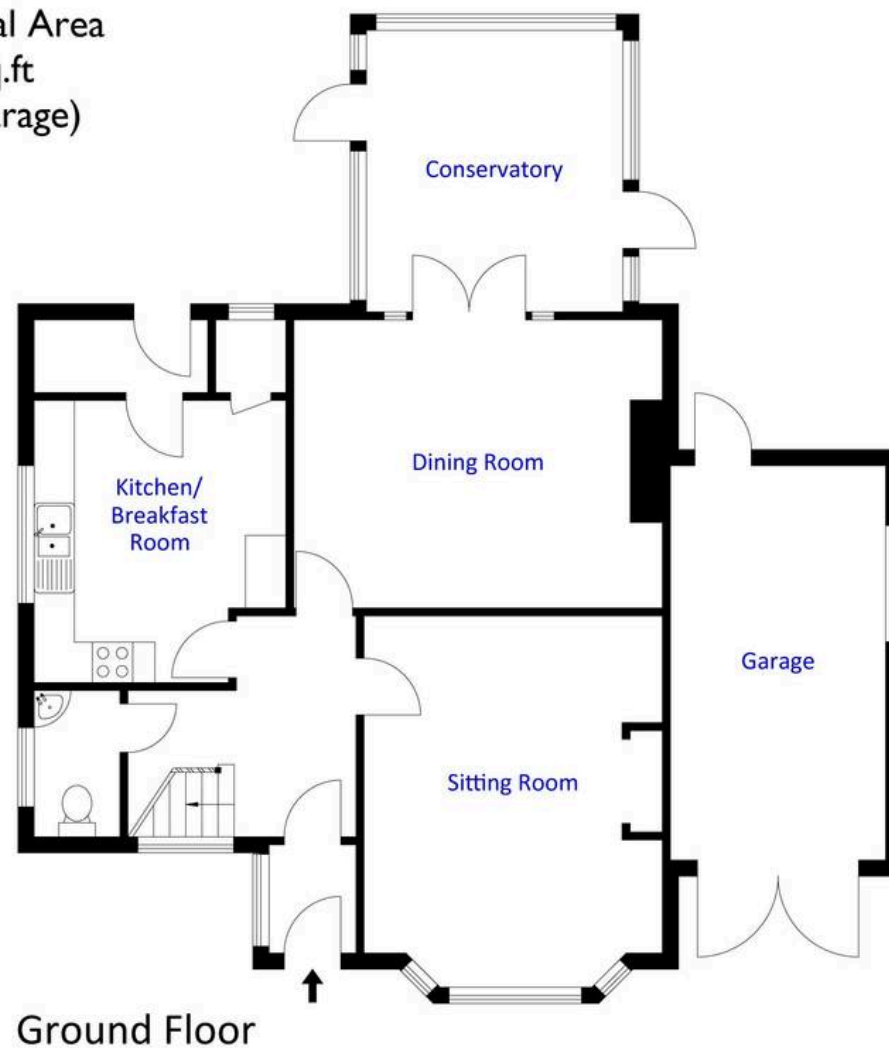






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Approx. Gross Internal Area  
140.1 Sq.M - 1507.5 Sq.ft  
(Total area includes garage)



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.

