



**5 West Town Road, Backwell**

**Guide Price £550,000**



**Parker's**

Estate Agents & Property Lettings





## 5 West Town Road

### Backwell, Bristol

Located on West Town Road, this substantial four-bedroom detached home has been lovingly maintained and thoughtfully extended over the years. A front garden, enclosed by a traditional stone wall, and a paved driveway providing ample parking add to the property's character and practicality. Step through the porch, where a conveniently located bathroom can be found on the left, before entering the entrance hall. To the right, a bay-fronted sitting room offers a bright and versatile space, perfect for a variety of uses. At the rear, a spacious lounge features French doors that open onto the patio, which is set up with a dining table and chairs, ideal for enjoying the garden. The room also boasts an open fireplace, adding warmth and charm to this inviting setting for relaxation and entertaining.

At the heart of the home, the kitchen/dining area offers a sociable and functional space, with a bay window to the side and a dining table positioned at this end, a well-appointed kitchen with garden views, and a rear porch providing additional access to the outdoor space.

Ascending the stairs, with a side window allowing natural light to flood in, the first floor offers four well-proportioned bedrooms. The principal bedroom is a fantastic space, featuring a bay window and ample built-in storage. Two further double bedrooms and a fourth bedroom, currently used as a home office, provide flexible living arrangements. A family bathroom serves this floor.



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The rear garden is a true highlight, carefully nurtured by the current owners. A patio area, perfect for outdoor dining, leads to a well-maintained lawn, surrounded by mature borders filled with shrubs, plants, and trees. A line of apple trees marks the transition to a dedicated vegetable patch, ideal for those with green fingers. The southerly aspect ensures plenty of sunlight throughout the day. To the side of the property, a paved side return offers valuable storage space, alongside a shed and side access. On the opposite side, a garage with power and lighting provides further practicality.

Perfectly located within easy reach of local shops, a doctor's surgery, excellent schools, and fantastic transport links for commuting into Bristol, this wonderful home has been a cherished family residence for nearly 40 years and is now ready to welcome its next owners.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C





**Porch**

5' 11" x 4' 11" (1.80m x 1.50m)

**Hall****Sitting Room**

11' 2" x 12' 6" (3.40m x 3.80m)

**Lounge**

11' 6" x 16' 1" (3.50m x 4.90m)

**Kitchen/Dining Room**

22' 4" x 10' 2" (6.80m x 3.10m)

**Shower Room**

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

**Landing****Bedroom 1**

11' 2" x 12' 10" (3.40m x 3.90m)

**Bedroom 2**

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

**Bedroom 3**

11' 6" x 8' 2" (3.50m x 2.50m)

**Bedroom 4**

6' 7" x 11' 2" (2.00m x 3.40m)

**Bathroom**

8' 2" x 5' 11" (2.50m x 1.80m)

**Garage**

14' 9" x 9' 2" (4.50m x 2.80m)





**FRONT GARDEN**

**REAR GARDEN**

**Off street**

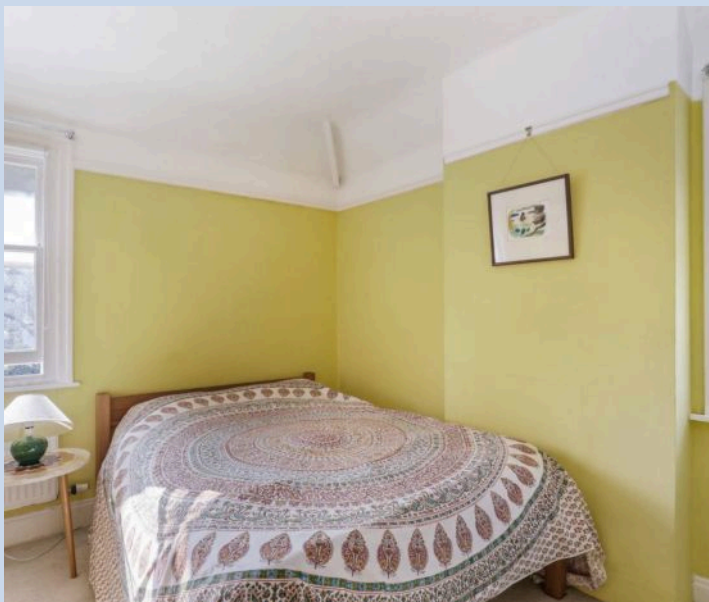
**2 Parking Spaces**

**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.



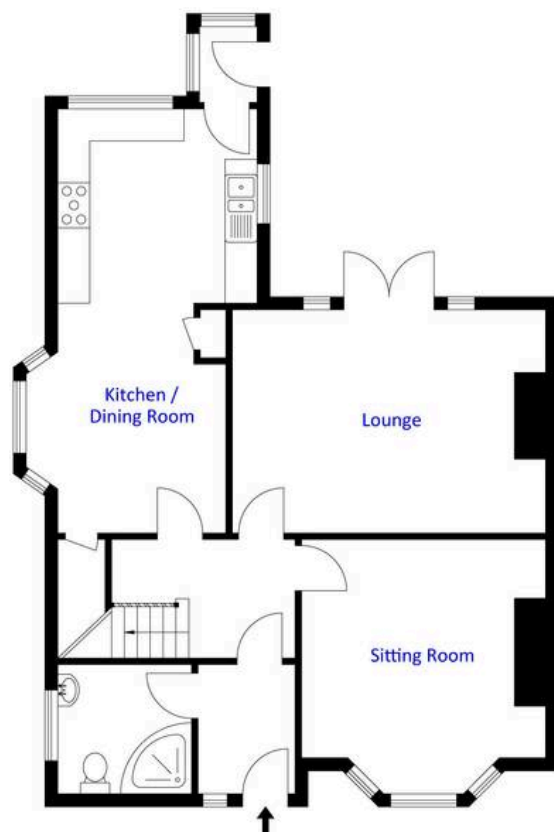




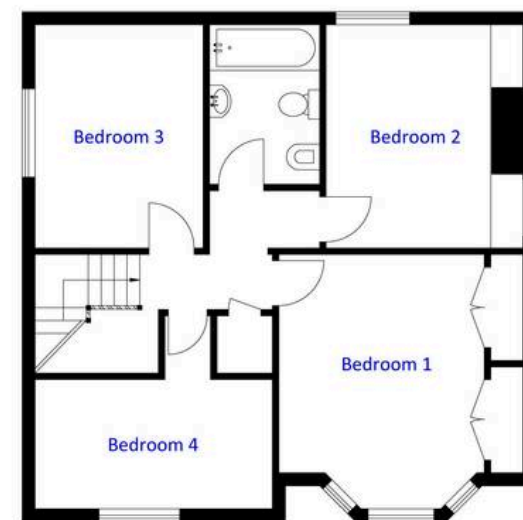
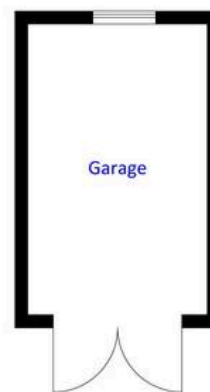


# 5 West Town Road, Backwell

Approx. Gross Internal Area  
1452.0 Sq.Ft - 134.9 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.

