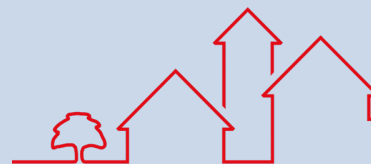




**6 St. Margarets Lane, Backwell**

Guide Price **£750,000**



**Parker's**

Estate Agents & Property Lettings





## 6 St. Margarets Lane

Backwell, Bristol

This distinctive four-bedroom detached dormer bungalow on St. Margarets Lane, Backwell, presents a rare opportunity. The property's unique character is evident from the outset, beginning with a striking glass front door that offers an enticing glimpse into the home's interior. The first reception room/bedroom features a vaulted ceiling, floor-to-ceiling glazing, and Velux windows, creating a bright and welcoming atmosphere.

Upon entering, a hallway leads to further living spaces, including a second reception room/bedroom with full-height glazing, a spacious living room filled with natural light from dual-aspect windows, and a sliding door opening onto the tranquil rear garden. The well-appointed kitchen/diner is a true focal point, fitted with a modern kitchen featuring high-end Miele appliances and a sliding door that provides easy access to the garden – perfect for entertaining or everyday living. A recently refurbished ground-floor shower room, complete with double shower, WC, and washbasin, adds further practicality and caters well to contemporary lifestyles.

Upstairs, a generous landing with a built-in cupboard leads to two double bedrooms, both benefitting from excellent eaves storage. A well-appointed bathroom completes the first floor, ensuring comfort and convenience for all residents.



## 6 St. Margarets Lane

Backwell, Bristol

Externally, the front of the property features a gravel driveway with space for two vehicles, bordered by mature bushes that offer a sense of privacy. There is access to two separate garages, each with electric up-and-over doors, providing additional storage and security.

The southwest-facing rear garden enjoys plenty of sunshine and includes a patio area, level lawn, and a carefully curated selection of plants, trees, and shrubs. The property benefits from a combination of electric heating, gas central heating, and air conditioning, ensuring year-round comfort.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D





**Hallway**

24' 7" x 4' 3" (7.50m x 1.30m)

**Living Room**

24' 7" x 18' 1" (7.50m x 5.50m)

**Kitchen/Diner**

15' 5" x 18' 8" (4.70m x 5.70m)

**Study/Bedroom 4**

15' 5" x 11' 6" (4.70m x 3.50m)

**Reception/Bedroom 3**

14' 5" x 11' 6" (4.40m x 3.50m)

**Shower Room**

8' 10" x 5' 7" (2.70m x 1.70m)

**Landing**

15' 1" x 9' 10" (4.60m x 3.00m)

**Bedroom 1**

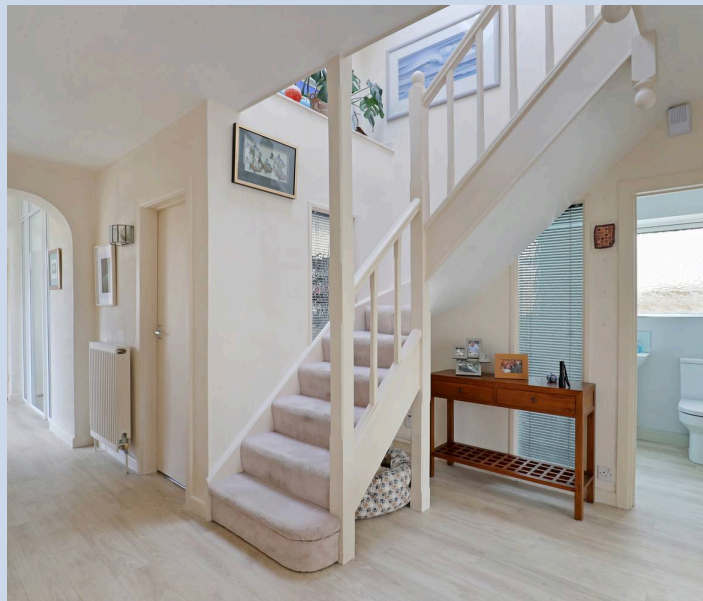
18' 8" x 14' 9" (5.70m x 4.50m)

**Bedroom 2**

19' 8" x 10' 10" (6.00m x 3.30m)

**Bathroom**

14' 9" x 5' 7" (4.50m x 1.70m)







**FRONT GARDEN**

**REAR GARDEN**

**Off street**

**2 Parking Spaces**

**Garage 1**

**Single Garage**

**Garage 2**

**Single Garage**

## **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.







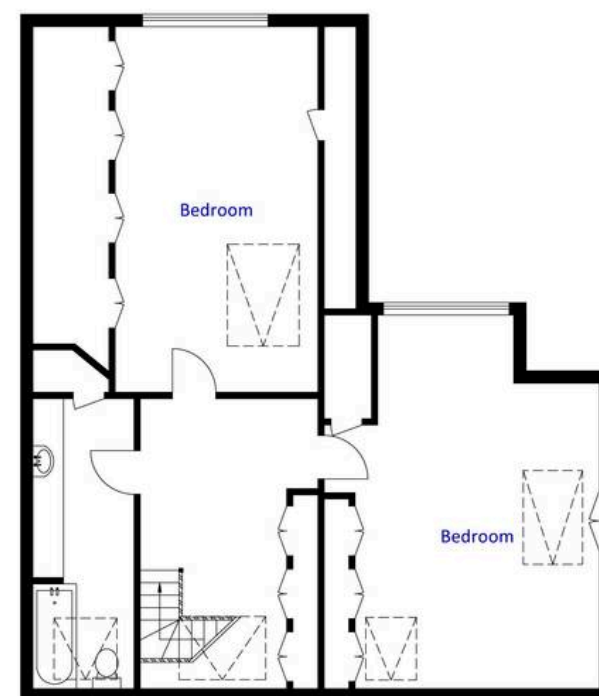


# 6 St Margarets Lane, Backwell

Approx. Gross Internal Area  
2485.20 Sq.Ft - 230.90 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.

