



8 Church Lane, Backwell

Guide Price £615,000



Parker's

Estate Agents & Property Lettings



8 Church Lane

Backwell, Bristol

Positioned on what is undeniably one of Backwell's most sought-after roads, 8 Church Lane beckons you with its charm and rich history. This delightful bungalow is more than just a house; it's a repository of cherished memories from its previous owners.

As you approach this property, you'll be greeted by a long, tree-lined front garden that offers a warm and inviting welcome. The generous driveway provides ample parking for multiple vehicles, ensuring convenience for both residents and guests alike. For the automotive enthusiast, a large double garage and a useful car pit provide a generous space to store and maintain your vehicles. The manicured lawn is adorned with a selection of beautiful plants, trees, and shrubs, creating a picturesque view that changes with the seasons.

Upon entering, a porch leads you into an inviting entrance hall. Here, you'll immediately notice the spacious lounge, featuring dual aspect windows that flood the room with natural light. The focal point of this space is the open fireplace, adding warmth and character to your evenings spent by the fire.

To the front of the property, you'll find a comfortable double bedroom, boasting dual-aspect windows that offer captivating views of the front garden. Just behind it lies another double bedroom. The third bedroom positioned at the rear of the property overlooks the

8 Church Lane

enchanted garden, providing a serene retreat. The bathroom is equipped with both a bath and a separate shower, ensuring your daily routines are met with convenience and style.

The heart of the home is the kitchen/diner, thoughtfully designed with a skylight and floor-to-ceiling sliding doors that seamlessly blend indoor and outdoor living. Step outside onto the patio to sit and enjoy the sunshine and views of the garden. Conveniently set off from the kitchen, you'll discover a practical utility room, providing further access to the garden.

The rear garden extends across the width of the property, showcasing a diverse array of plants, trees, and shrubs. Whether you're an avid gardener or simply appreciate the beauty of nature, this garden is sure to inspire. Features like the vegetable patch and greenhouse offer endless opportunities for your green-thumb ambitions.

This bungalow is a perfect canvas upon which you can paint your own cherished memories. With its prime location and the perfect blend of indoor and outdoor living, this property won't be on the market for long. Don't miss the opportunity to make it your own and become part of the rich tapestry of this wonderful community.



Measurements:

Porch

3' 3" x 5' 11" (1.00m x 1.80m)

Hall

17' 9" x 3' 3" (5.40m x 1.00m)

Reception

14' 1" x 14' 5" (4.30m x 4.40m)

Bedroom 1

12' 10" x 12' 2" (3.90m x 3.70m)

Bedroom 2

8' 6" x 15' 1" (2.60m x 4.60m)

Kitchen

18' 1" x 11' 6" (5.50m x 3.50m)

Bedroom 3

8' 2" x 14' 9" (2.50m x 4.50m)

Bathroom

8' 2" x 6' 7" (2.50m x 2.00m)

Front Garden

Rear Garden

Off street

4 Parking Spaces

Garage

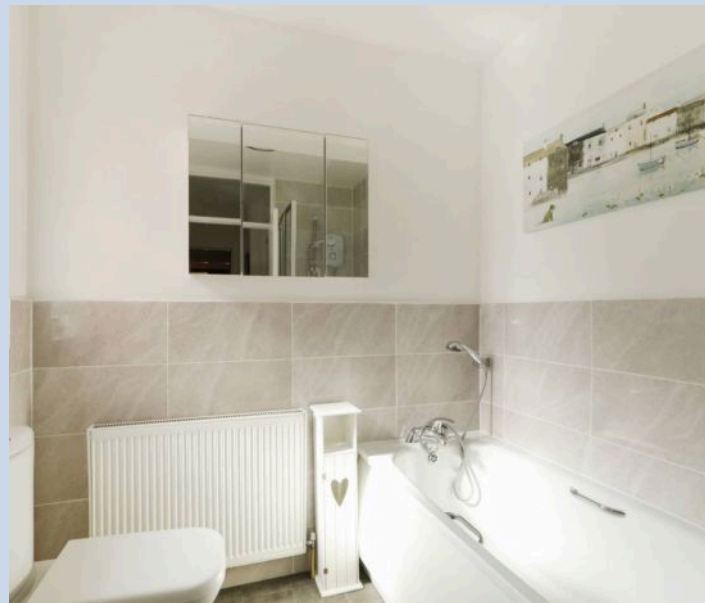
Double Garage





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.



Council Tax band: E

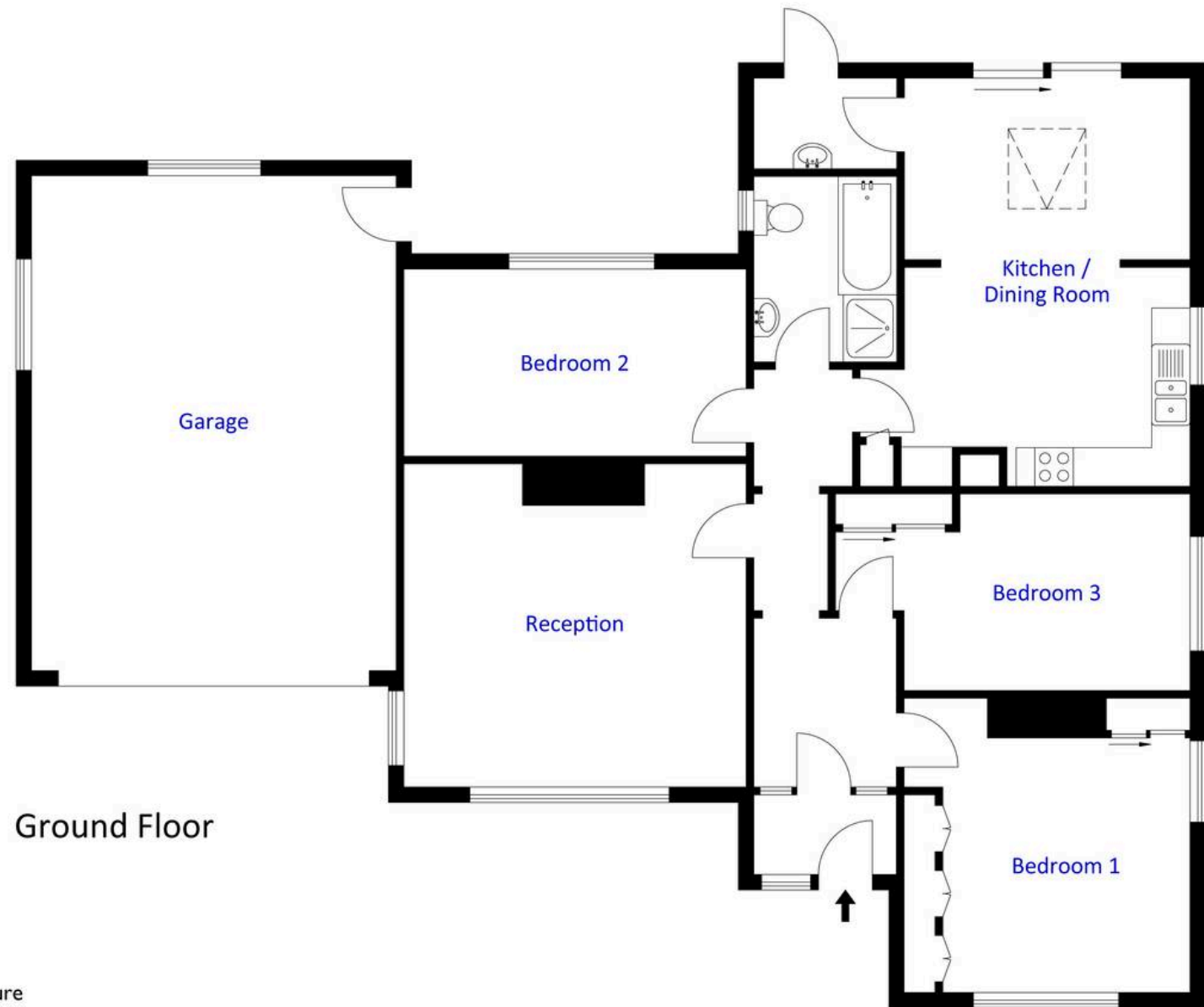
Tenure: Freehold

EPC Energy Efficiency Rating: F



8 Church Lane, Backwell

Approx. Gross Internal Area
1348.60 Sq.Ft - 125.30 Sq.M
(Total area includes garage)



Ground 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.

