



40 West Town Road, Backwell

Guide Price £450,000



Parker's

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40 West Town Road

Backwell, Bristol

If you are seeking a well proportioned four bedroom family home in the centre of a vibrant village, just minutes walk from shops, cafes, schools, and everyday amenities then look no further.

Lovingly cared for by the current owners, this much loved home is ready for a new chapter and offers an exciting opportunity for someone to make their mark. Light and bright its packed with potential.

A characterful Gothic style front door, approached via the front garden and driveway, opens into a welcoming hallway. From here, doors lead to the main reception rooms, while stairs rise to the first floor.

To the right, there is a practical downstairs WC and shower room. Opposite a door leads into a spacious, open-plan living room, filled with natural south facing light and overlooking the front garden. This bright and inviting living space flows seamlessly into the dining room, which features patio doors opening onto the rear garden, ideal for entertaining or relaxed indoor-outdoor living.

The kitchen is fitted with a range of wood wall and base units, complemented by an integrated electric double oven and hob, ceramic sink, and space for a dishwasher and fridge. A handy utility area adjoins the kitchen, offering plumbing for a washing machine, coat storage, and allows access to the integral garage with a further door which opens onto the back garden.

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Upstairs, the generous master bedroom enjoys dual aspect windows, creating a bright and airy retreat and includes fitted wardrobes. There are three further bedrooms each with fitted cupboards, providing flexible space for children, guests, or home working, along with a well appointed family bathroom.

Outside, the south-facing front garden is planted with mature shrubs and trees, and features a lawned area, off-road parking for several vehicles, access to the garage with has the benefit of an electric door, and a convenient EV charging point.

The rear garden is fully enclosed, with attractive stone walling on two sides for added privacy. Laid mainly to lawn with a patio area and planted borders, it offers a peaceful spot to unwind and enjoy the afternoon sun.

Perfectly positioned to enjoy everything this friendly and active village community has to offer, this property is not to be missed. Early viewing is highly recommended.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Kitchen

9' 8" x 9' 5" (2.95m x 2.86m)

Utility

9' 7" x 5' 9" (2.92m x 1.75m)

Dining Room

9' 6" x 9' 5" (2.90m x 2.88m)

Living Room

14' 9" x 12' 7" (4.50m x 3.83m)

WC & Shower Room

5' 11" x 4' 4" (1.80m x 1.33m)

Bedroom 1

16' 1" x 15' 9" (4.90m x 4.81m)

Bedroom 2

13' 1" x 10' 9" (4.00m x 3.28m)

Bedroom 3

11' 4" x 10' 9" (3.45m x 3.28m)

Bedroom 4

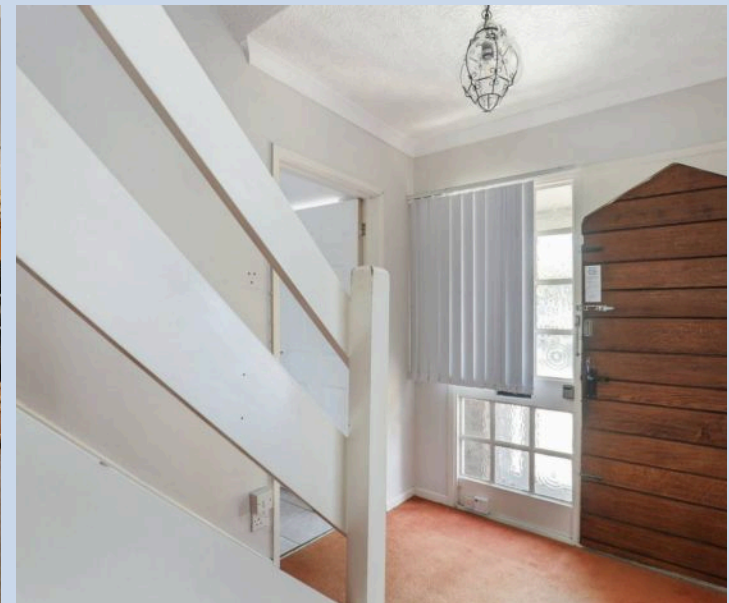
8' 7" x 8' 2" (2.61m x 2.48m)

Bathroom

8' 6" x 6' 3" (2.59m x 1.91m)

Garage

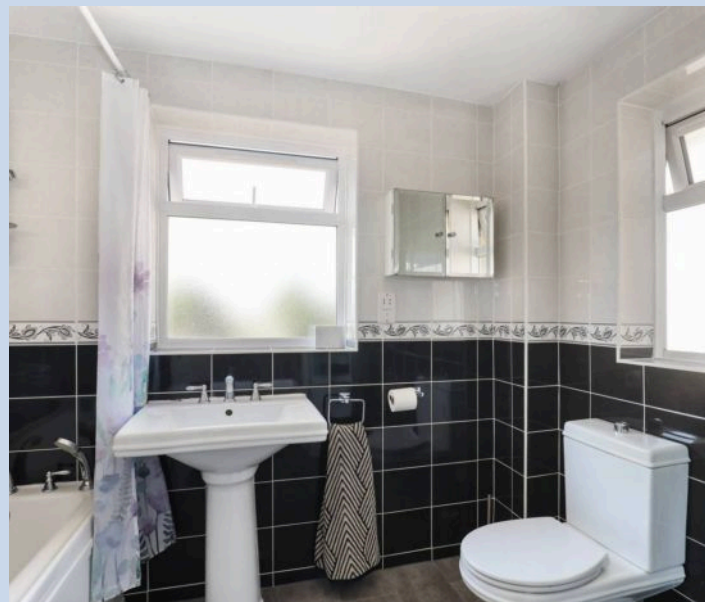
16' 4" x 9' 8" (4.98m x 2.95m)





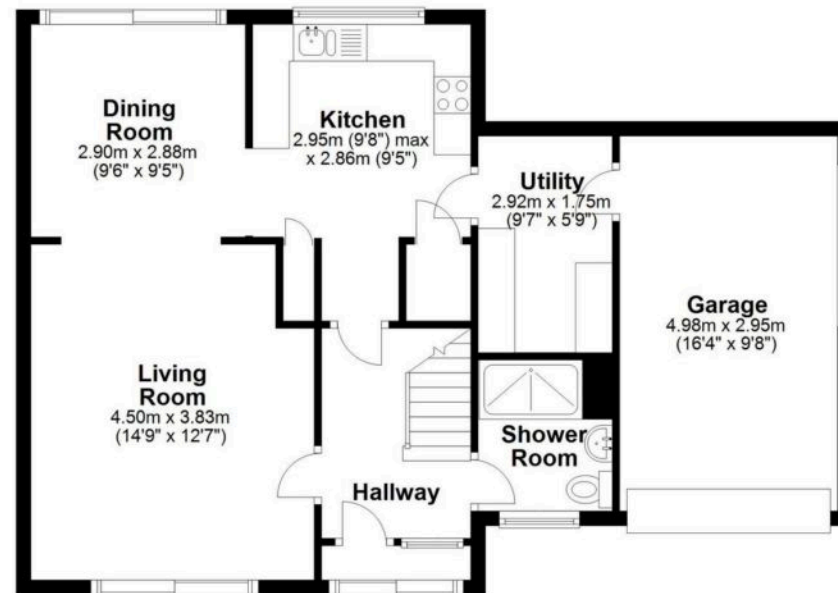
Backwell

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.

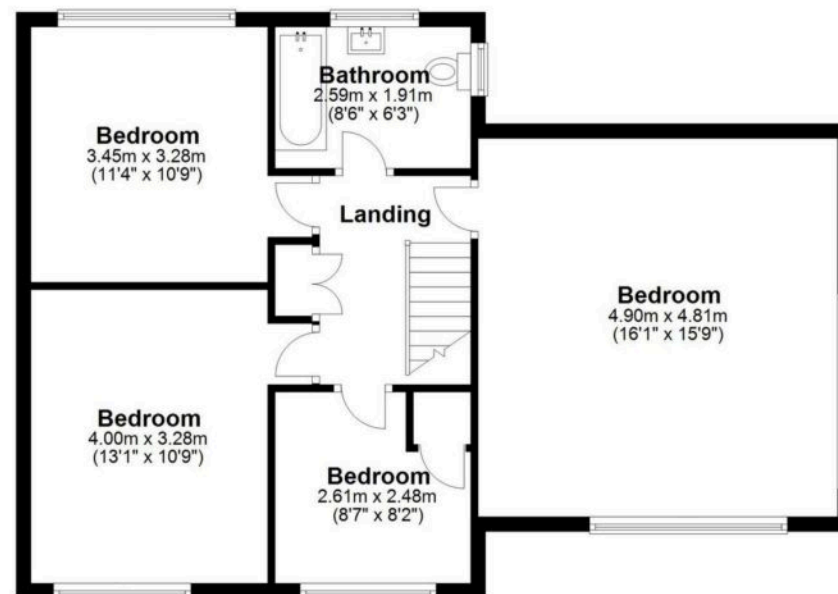




Ground Floor



First Floor





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.

