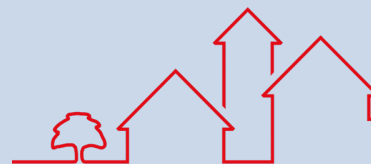




39 Colliers Gardens, Backwell

Guide Price **£715,000**



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39 Colliers Gardens

Backwell, Bristol

Built by Taylor Wimpey in 2021, this beautifully detached family home has been owned and lovingly maintained by the current vendors since new.

Immaculately presented throughout in neutral tones, the property offers a true "turn key" experience simply move in, unpack, and enjoy your new home with the reassurance that no maintenance is required. The abundance of windows ensures the home is flooded with natural light, creating a bright and airy atmosphere in every room.

Occupying a desirable corner plot, this property offers increased privacy and well enclosed outdoor areas ideal for relaxation or entertaining.

Accessed via a shared pathway, the front door opens into a welcoming hallway leading to all the ground floor reception rooms. At the heart of the home lies a stunning open plan kitchen/diner, fitted with a range of light grey wall and base units, integrated double oven, gas hob, fridge/freezer, and dishwasher. A central breakfast island with seating adds both functionality and a social hub to the room. Ideal for modern family living, this space enjoys ample natural light and opens directly onto the enclosed rear garden via patio doors.

Also on the ground floor is a practical downstairs WC with a cleverly concealed utility area, perfect for busy households. A second reception room with dual aspect windows offers flexibility and is currently used as a study, but could easily serve as a playroom, snug, or home office.

39 Colliers Gardens

Backwell, Bristol

The spacious lounge is a perfect family space, with double patio doors opening onto the rear garden and additional windows that enhance the natural light.

Upstairs, the generous master bedroom benefits from a built in mirrored wardrobe and a beautifully appointed en-suite shower room. Three further double bedrooms, all well-proportioned offer excellent accommodation for a growing family and are served by a contemporary family bathroom finished with stylish tiling.

Outside, the side garden is attractively landscaped with slate shingle and mature shrubs. The rear garden is a haven for sun worshippers and those seeking a low maintenance lifestyle, with two separate patio areas perfect for alfresco dining, artificial turf for year-round greenery, and slate shingle borders.

A garage with power and lighting is complemented by a driveway providing off road parking for multiple vehicles.

Ideally situated just a short walk from local village amenities, the mainline train station, and nearby bus stops, this home is perfectly placed for commuters to Bristol or families looking for convenient access to local schools.



Kitchen/ Dining Room

22' 5" x 11' 5" (6.83m x 3.47m)

WC/ Utility Room

6' 4" x 5' 4" (1.94m x 1.62m)

Study

9' 11" x 9' 5" (3.03m x 2.88m)

Living Room

15' 1" x 14' 8" (4.60m x 4.46m)

Bedroom 1

19' 11" x 11' 5" (6.08m x 3.48m)

En-suite

7' 1" x 5' 1" (2.16m x 1.56m)

Bedroom 2

15' 1" x 9' 7" (4.60m x 2.92m)

Bedroom 3

11' 7" x 9' 2" (3.53m x 2.80m)

Bedroom 4

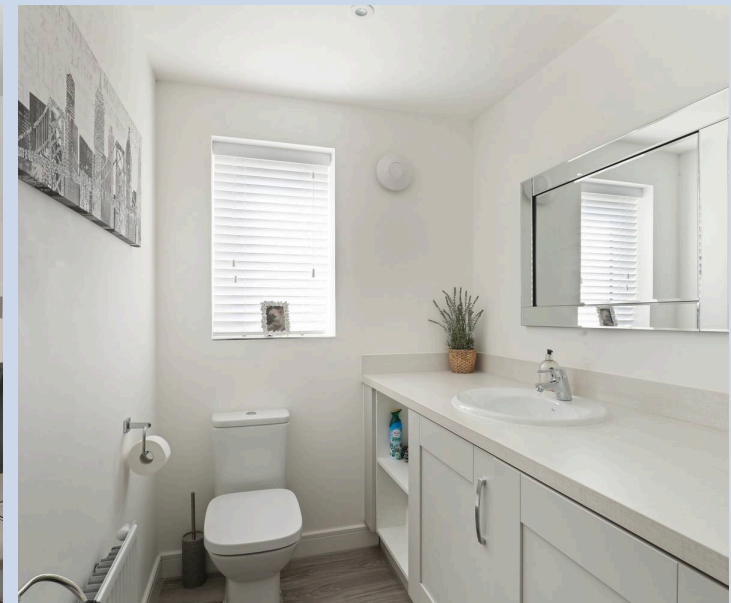
11' 4" x 9' 5" (3.46m x 2.88m)

Family Bathroom

8' 0" x 6' 3" (2.43m x 1.91m)

Garage

23' 0" x 10' 0" (7.00m x 3.05m)





Parking:

Garage

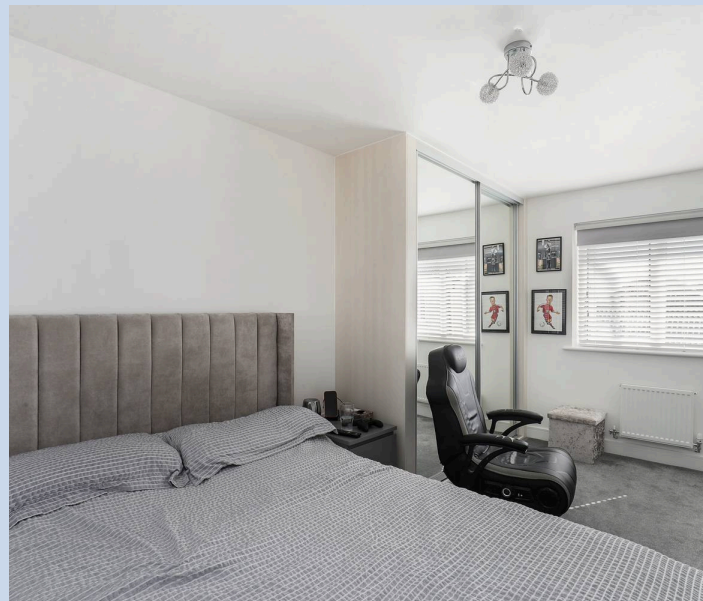
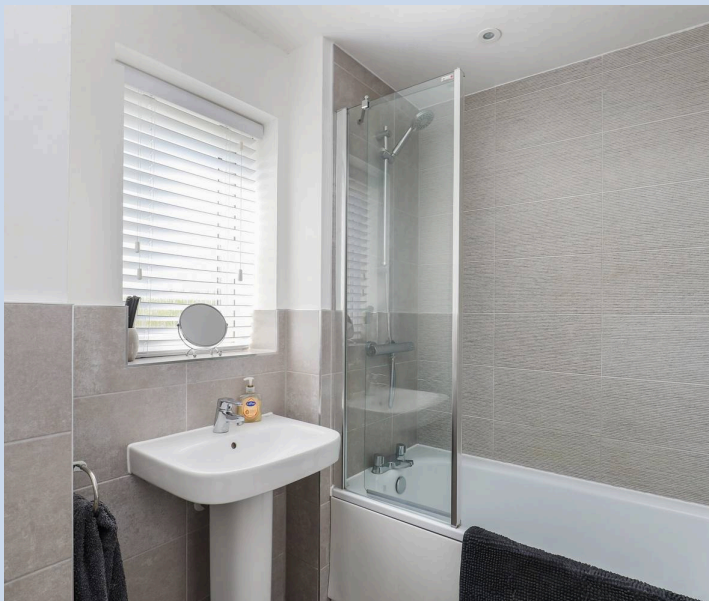
Single Garage

Off street

2 Parking Spaces

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.



Council Tax band: F

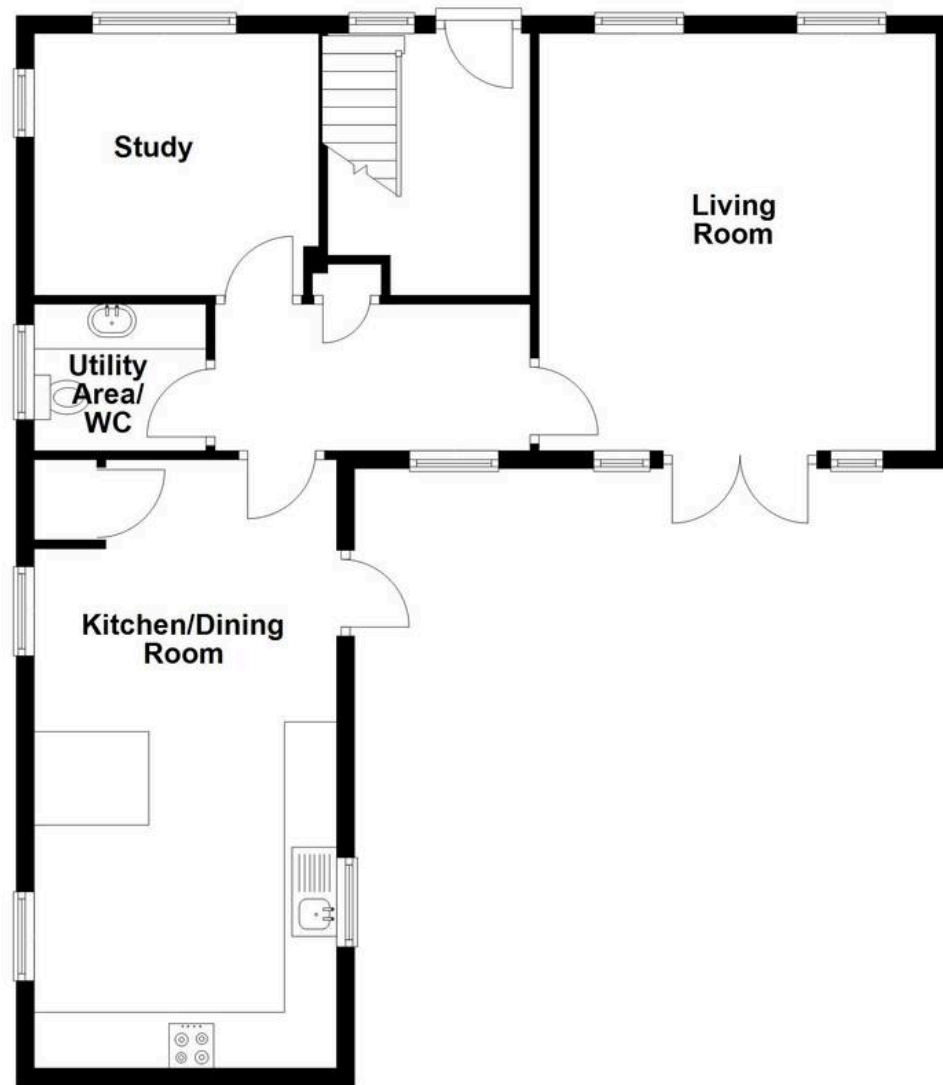
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



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.

