



**11 St. Johns Road, Backwell**

**Guide Price £620,000**



**Parker's**

Estate Agents & Property Lettings



## 11 St. Johns Road

### Backwell, Bristol

Tucked away at the quiet end of a cul de sac, this immaculately presented two bedroom detached bungalow offers stylish, single level living within easy walking distance of village amenities.

The property is approached through a covered porch that evokes Mediterranean charm, with the front door opening into a spacious hallway, leading through to a stunning open plan sitting and dining room with feature fireplace. Large windows frame lovely views of the lush, southwest facing rear garden, creating a bright and welcoming atmosphere throughout.

The well appointed kitchen features solid quartz worktops and a range of cottage-style base and wall units, complemented by quality Neff appliances. A separate utility area adds practical convenience, while a converted section of the garage now serves as a useful study or home office. There is also a guest cloakroom.

There are two double bedrooms. The master bedroom overlooks the front garden and benefits from fitted wardrobes and a beautifully tiled en suite shower room. The second bedroom enjoys views of the rear garden and is served by a well-finished family bathroom.

The interiors are tastefully decorated in neutral tones and benefit from double glazing and gas central heating throughout.

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Outside, the southwest facing rear garden is beautifully landscaped, featuring a diverse array of flowering shrubs and plants. A well kept lawn and a spacious patio complete with a retractable sun awning create the perfect setting for al fresco dining. Practical touches include a garden shed and water butts for added convenience. The front garden is equally well maintained, with attractive planting that adds to the property's overall appeal.

The property benefits from off road parking for multiple vehicles and includes a useful attached garage/store room, offering additional storage or workspace options.

This delightful bungalow offers peace, privacy, and practicality in an active village community, making it an ideal choice for downsizers, retirees, or anyone seeking a serene home in a convenient location.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



**Kitchen**

15' 2" x 7' 4" (4.63m x 2.23m)

**Sitting Room/ Dining Room**

19' 9" x 18' 6" (6.02m x 5.63m)

**Utility/ Garden Room**

12' 8" x 8' 8" (3.87m x 2.65m)

**W.C**

4' 8" x 3' 3" (1.43m x 0.99m)

**Bedroom 1**

13' 9" x 9' 11" (4.20m x 3.01m)

**En suite**

6' 9" x 4' 9" (2.05m x 1.46m)

**Bedroom 2**

9' 11" x 9' 10" (3.02m x 3.00m)

**Bathroom**

6' 11" x 6' 6" (2.11m x 1.99m)

**Study**

8' 7" x 7' 0" (2.61m x 2.14m)

**Garage/ Store Room**

10' 0" x 9' 4" (3.05m x 2.84m)





**FRONT GARDEN**

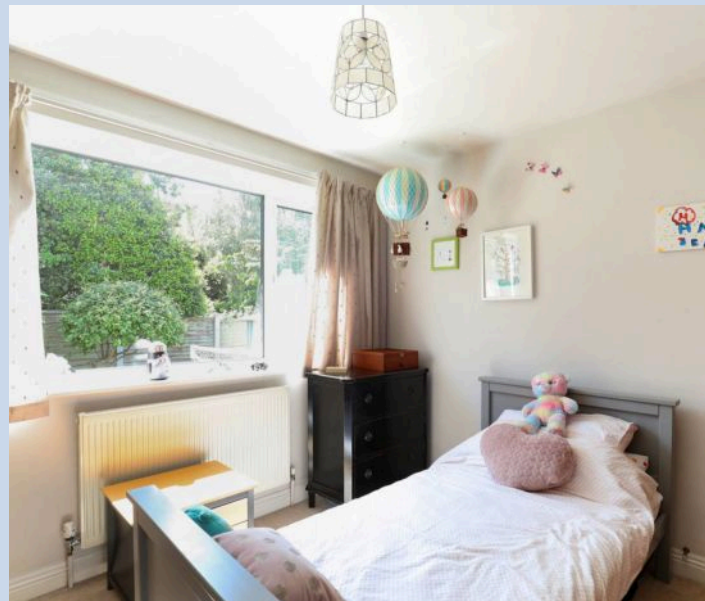
**REAR GARDEN**

**Driveway**

**2 Parking Spaces**

## **Backwell**

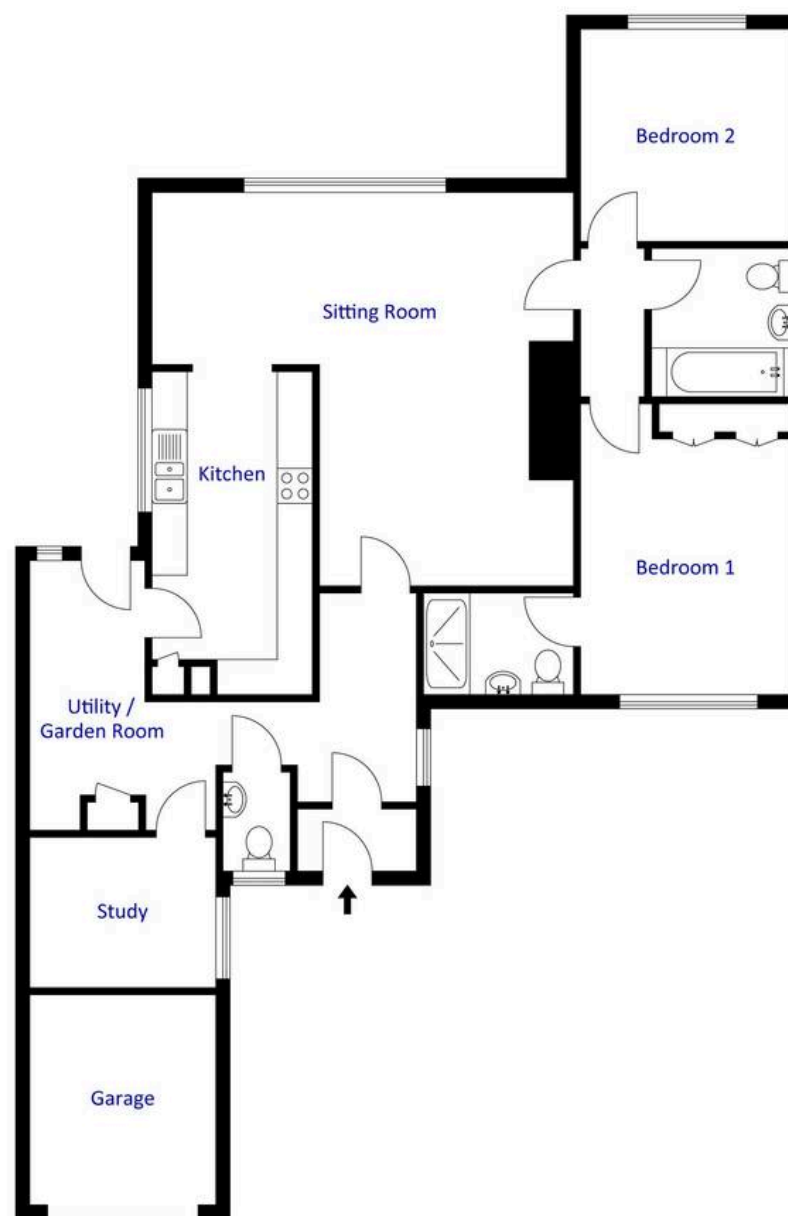
Backwell, a hidden gem in North Somerset, offers an idyllic lifestyle with its charming landscapes and warm community. Nature lovers can explore rolling hills, fields, and woodlands, with Nailsea Moor and Backwell Lake providing wildlife spotting and peaceful retreats. Families thrive in the nurturing 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.





# 11 St. Johns Road, Backwell

Approx. Gross Internal Area  
1105.5 Sq.Ft - 102.7 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

Parkers Property Services, 1-3 Station Road - BS48 3NW

01275 463096 • [sales@parkers-ea.co.uk](mailto:sales@parkers-ea.co.uk) • [www.parkers-ea.co.uk/](http://www.parkers-ea.co.uk/)

### 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.

