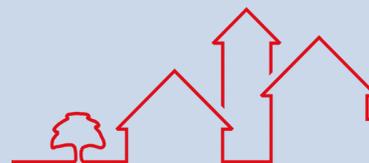




**27 Amberlands Close, Backwell**

Guide Price **£560,000**



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## 27 Amberlands Close

Backwell, Bristol

**Set in a tranquil, mature cul-de-sac, this spacious and tastefully maintained four-bedroom detached home offers a rare blend of privacy and practicality for family life.**

### THE PROPERTY

Tucked away in an established cul-de-sac is this well presented four bedroom detached home. Being located in the centre of the village means access to schools, shops, leisure centre and Backwell train station are all within walking distance yet the position of the property is away from main roads.

This well maintained home has the added benefit of being one of only three houses that have large gardens with views towards the Tyntesfield estate and are quite private.

We would strongly recommend an internal inspection of this immaculate family home.

### THE LOCATION

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.

## 27 Amberlands Close

Backwell, Bristol

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: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



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### Hall

UPVC double glazed entrance door and window to front with frosted glass. Under stair storage cupboard, stairs to first floor, radiator.

### Living Room

21' 2" x 11' 10" (6.45m x 3.60m)

UPVC double glazed sliding patio doors opening onto rear garden, UPVC double glazed high level windows with frosted glass to side, stone fireplace and hearth with inset gas fire, ceiling coving, television point, two radiators.

### Dining Room

Large UPVC double glazed windows overlooking the rear garden, radiator.

### Kitchen

11' 9" x 7' 10" (3.58m x 2.39m)

UPVC double glazed window to front, beech effect shaker high and low level units incorporating built-in oven, four ring gas hob and extractor fan over. Plumbing for automatic washing machine, space for fridge/freezer, laminate work surface to tiled splash back, tiled flooring, door to rear giving access to the side entrance with UPVC double glazed door to the side with frosted glass and tiled flooring.

### Cloakroom

White suite comprising low level w.c., pedestal wash hand basin, heated towel rail and frosted UPVC double glazed window to rear.

### Landing

Access to loft space.

### Bedroom 1

12' 0" x 12' 4" (3.65m x 3.76m)

UPVC double glazed window to rear with views towards Tyntesfield. Built-in double wardrobe providing hanging and shelving space, radiator, very pleasant view to the front.

### Bedroom 2

12' 3" x 10' 4" (3.73m x 3.15m)

UPVC double glazed windows to front with a very pleasant outlook, built-in double wardrobe with hanging and shelving space, further built-in cupboard housing wall mounted Worcester gas fire boiler and immersion heater.





### **Bedroom 3**

9' 1" x 8' 0" (2.77m x 2.44m)

UPVC double glazed windows to rear, built-in double wardrobe providing storage space, radiator.

### **Bedroom 4**

8' 11" x 7' 10" (2.72m x 2.39m)

Upvc double glazed window to rear, radiator.

### **Bathroom**

Upvc double glazed frosted window to rear, suite comprising panelled bath, separate shower cubicle with 'Mira' electric shower over, pedestal wash hand basin, heated towel rail, shaver socket, tiled effect flooring.

### **Front Garden**

The block paved driveway to the front of the property provides parking for numerous vehicles and gives access to the garage and covered parking area. There is a lawned area with herbaceous borders stocked with lavender and rose bushes.

### **Rear Garden**

One of the main selling features of this property is the stunning large rear garden which is quite private and fully enclosed with panel fencing. The herbaceous borders are well stocked with a wide variety of colourful shrubs and flowering bulbs. There is a large lawn and two patios as well as plenty of space to the side for storage and giving pedestrian access to the front.

### **Single Garage**

5.46m x 2.61m With up and over door, power and light.

### **Car port**

Located to the front this useful space also gives access to the side of the property and the garage. It also has power and light.

There is also driveway parking for several cars.

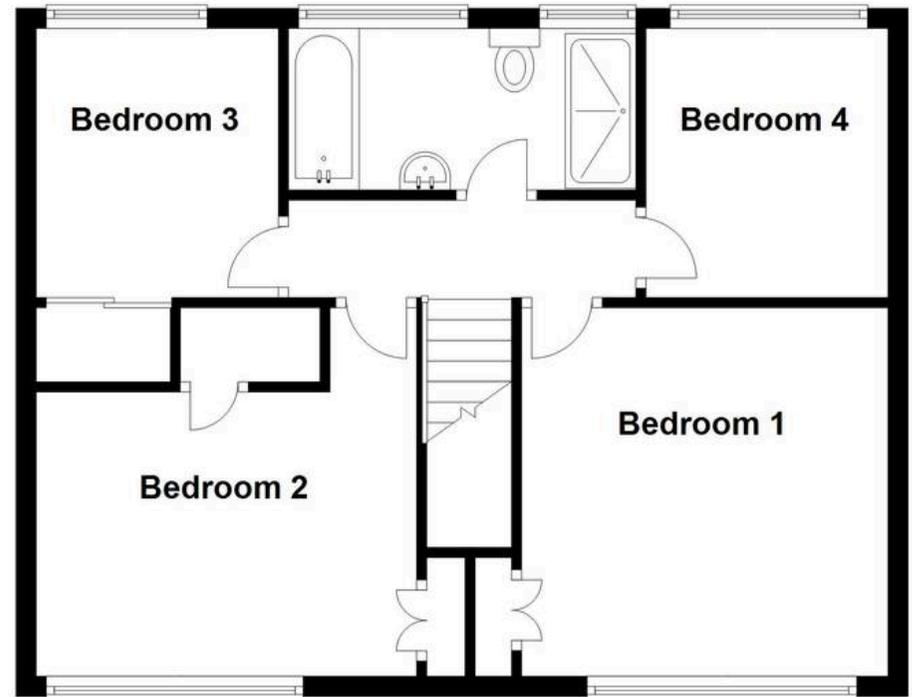




**Ground Floor**



**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.

