



26 Westfield Road, Backwell

Guide Price £375,000



Parker's

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26 Westfield Road

Backwell, Bristol

A wonderful 3-bedroom semi-detached house, extended and in marvelous condition. As you approach the house, you'll notice the lovely wood/tiled canopy across the front, perfect for sheltering you on a rainy day. Upon entering, you're greeted by a hallway with space for shoes and coats. To the right, there's a convenient toilet and shower room. Beyond the hallway is a generously-sized lounge, the central hub of the home, with access to a charming sunroom that runs almost the length of the house. It's the perfect space to enjoy the garden, and being southerly-facing, it is flooded with natural light. The current owners love this room, which they also use as a dining area. To the left is a well-equipped kitchen with wooden units and views over the garden. At the rear of the kitchen, and to the front of the house, there's another dining area that could also serve as a study or further sitting room if needed, offering flexible accommodation.

From the lounge, stairs lead to the first floor where you will find three bedrooms. Two of these are good-sized double rooms with views over the garden. All three bedrooms offer plenty of storage, with built-in and fitted wardrobes. There is also a family bathroom.

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Externally and internally, the property is clearly well looked after. There is parking for two cars at the front and a well-maintained garden to the rear. The garden is southerly-facing, very pretty, and low maintenance, featuring beautiful hedges, jasmine, ivy, daffodils, and a selection of plants. It's evident that the current owners have invested plenty of time, care, and attention in maintaining the property.

There are also two brick storage sheds that could be ideal for a workshop or transformed into a home office, along with the benefit of side access.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



Hall

7' 3" x 7' 10" (2.20m x 2.40m)

Lounge

15' 1" x 21' 8" (4.60m x 6.60m)

Sun Room

8' 10" x 20' 0" (2.70m x 6.10m)

Kitchen

16' 5" x 9' 6" (5.00m x 2.90m)

Breakfast Room/Reception

13' 1" x 7' 3" (4.00m x 2.20m)

Downstairs Bathroom

7' 7" x 5' 7" (2.30m x 1.70m)

Landing

7' 3" x 8' 10" (2.20m x 2.70m)

Bedroom 1

10' 10" x 13' 1" (3.30m x 4.00m)

Bedroom 2

10' 10" x 11' 6" (3.30m x 3.50m)

Bedroom 3

7' 3" x 9' 6" (2.20m x 2.90m)

Bathroom

9' 10" x 5' 7" (3.00m x 1.70m)





Location

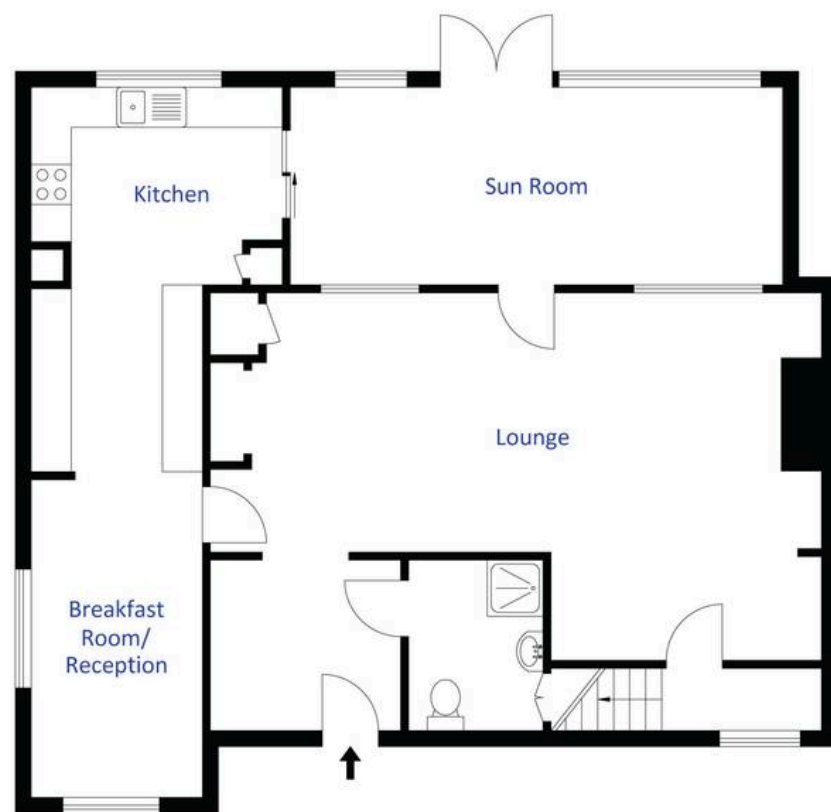
Nestled in the North Somerset countryside, Backwell is a delightful village with a strong sense of community. Backwell boasts excellent transport links, providing easy access to nearby towns and cities while retaining a peaceful ambience that offers a welcome respite from urban life. Families are drawn 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.





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Approx. Gross Internal Area
1302.3 Sq.Ft - 121.0 Sq.M



Ground Floor



First 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.

