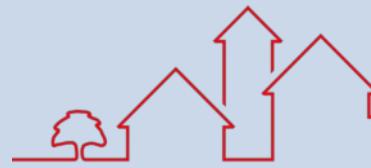




**46 Karen Drive, Backwell**

Guide Price £625,000



**Parker's**  
Estate Agents & Property Lettings



## 46 Karen Drive Backwell, Bristol

Perfectly positioned in a highly desirable village location, this exquisite 3-bedroom detached bungalow offers a luxurious lifestyle in a picturesque setting. Situated on an oversized plot, this charming property boasts spacious living accommodation and a lovely, manageable, private rear garden, perfect for hosting gatherings or simply unwinding in peace. The interior has been recently decorated, enhancing the overall ambience of the home, while large windows showcase a lovely open aspect with hillside views, providing a serene backdrop to every-day living. The property features 3 good-sized bedrooms, ensuring ample space for a growing family or visiting guests.

Step outside and into a haven of outdoor bliss. The property's exterior space is designed to impress, with meticulously landscaped gardens that create a sense of tranquillity and privacy. A charming patio area is perfect for al fresco dining or simply soaking up the sun on lazy afternoons. Entertain guests under the sky, surrounded by the beauty of nature, or simply enjoy a quiet moment of solitude in this idyllic outdoor sanctuary. With plenty of space for outdoor furniture or garden ornaments, the possibilities are endless for creating your own personal oasis. Whether you seek a peaceful retreat to escape the hustle and bustle of every-day life or a stylish space to entertain loved ones, this property's outdoor areas offer the perfect blend of comfort and luxury, inviting you to savour the joys of outdoor living in style.

## 46 Karen Drive

Backwell, Bristol

As an added convenience, residents are within walking distance to local amenities such as doctors, dentists, schools, and convenience stores, making daily errands a breeze.

With fantastic transport links nearby, commuting to work or exploring the surrounding area and further afield is effortless, offering the perfect balance between convenience and tranquillity.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



**Entrance hallway**

12' 11" x 5' 3" (3.94m x 1.60m)

**Living/Dining room**

22' 9" x 19' 0" (6.93m x 5.79m)

**Kitchen**

14' 8" x 11' 10" (4.47m x 3.61m)

**Utility**

5' 11" x 4' 5" (1.80m x 1.35m)

**Garden Room/ Rear porch**

6' 8" x 6' 1" (2.03m x 1.85m)

**Cloakroom**

6' 11" x 4' 4" (2.11m x 1.32m)

**Bedroom 1**

15' 11" x 11' 10" (4.85m x 3.61m)

**Bedroom 2**

11' 10" x 11' 8" (3.61m x 3.56m)

**Bedroom 3**

10' 5" x 8' 10" (3.18m x 2.69m)

**Bathroom**

8' 3" x 6' 11" (2.51m x 2.11m)

**Garage**

19' 2" x 11' 7" (5.84m x 3.53m)





**REAR GARDEN**

**FRONT GARDEN**

**Garage**

**Double Garage**

**Driveway**

**4 Parking Spaces**

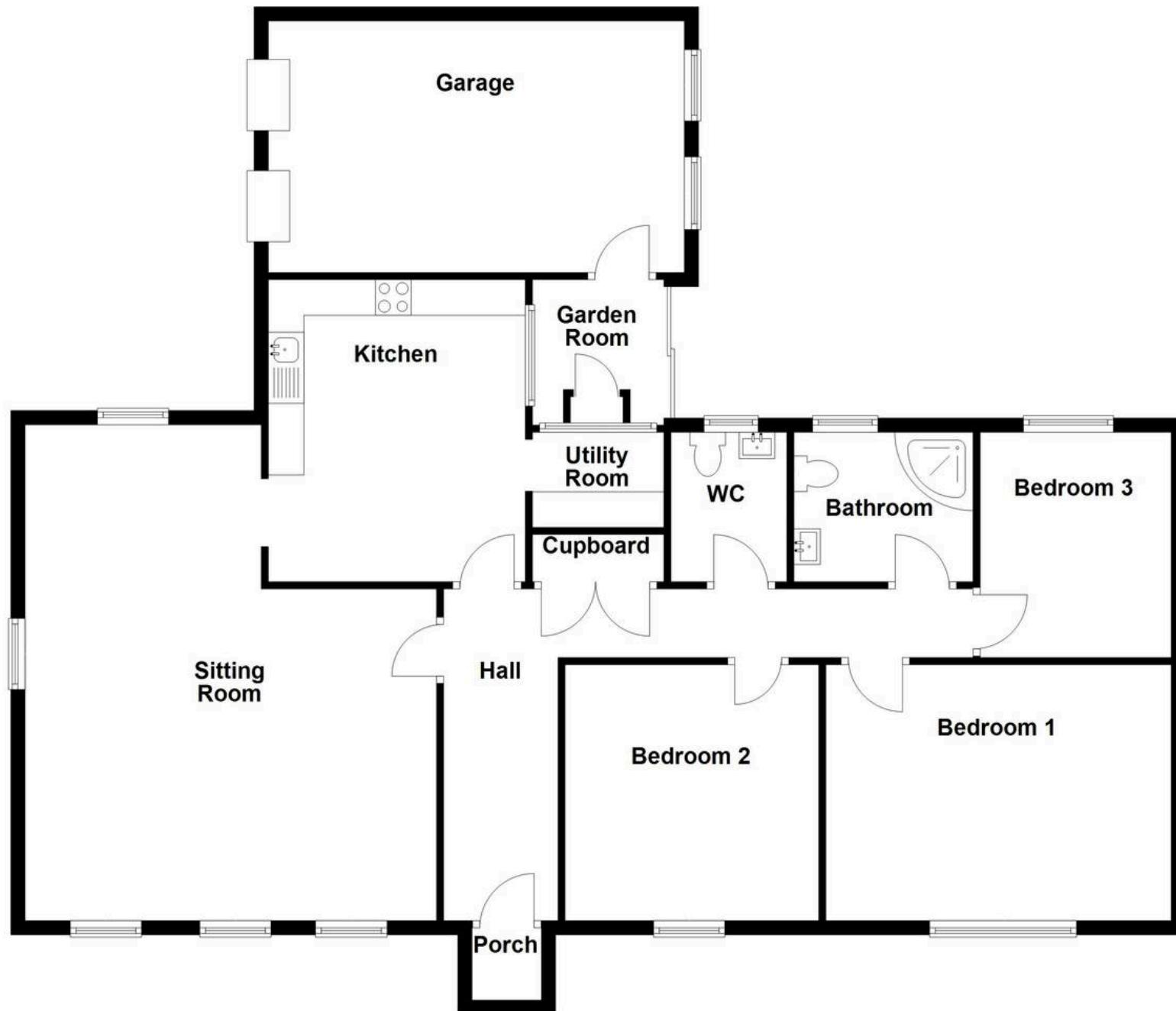


## **BACKWELL:**

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.



## Ground Floor





## 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.

