



**12 Dark Lane, Backwell**

**Guide Price £350,000**





## 12 Dark Lane

### Backwell, Bristol

#### Charming Detached Bungalow in the Heart of the Village

Combining convenience, comfort, and future potential, this delightful two bedroom bungalow is perfectly suited to downsizers, small families, or anyone looking to create their ideal home. Set in the very centre of the village, the property offers a level walk to shops, amenities, and transport links, making day to day living wonderfully easy.

Approached via a spacious gravel driveway with parking for several vehicles, you enter the property through a porch into a light filled hallway that leads to all rooms. To the right is a generously sized sitting room with high ceilings and a window overlooking the front. A central fireplace (currently housing an electric fire) offers potential to install a gas fire or wood burner, subject to the necessary consents, as the property benefits from a chimney.

The sitting room opens into a bright conservatory currently used as a dining room and family play space, with lovely views over the rear garden making it a versatile area for both relaxation and entertaining.

The kitchen is fitted with shaker style wall and base units topped with solid wooden worktops, and has ample space for freestanding appliances.

Both bedrooms are doubles, with the rear bedroom enjoying French doors that open onto the garden. The family bathroom has been tastefully refurbished by the current owners and features a modern white suite, stone effect tiling, and a shower over the bath. A practical storage cupboard in the hallway provides useful space for coats and shoes.





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Outside, the enclosed rear garden is wonderfully private and secure, featuring a lawn, mature shrubs, and a patio area perfect for outdoor dining. Its west facing orientation makes it a true sun trap in the afternoons.

Additional benefits include double glazing throughout and gas central heating, offering warmth and efficiency all year round.

This is a fantastic opportunity to purchase an affordable two bedroom detached home in a sought after village location with plenty of potential to make it your own.

- Conveniently positioned detached bungalow
- Two double bedrooms, a bright sitting room, and conservatory
- Modern family bathroom
- Generous off street parking
- Private and secure south/west-facing garden
- Excellent potential for further improvement or extension (STPP)
- Freehold - Energy Efficiency Rating: D
- Short level walk to village amenities

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





#### **Porch**

3' 9" x 2' 9" (1.14m x 0.84m)

#### **Kitchen**

10' 6" x 8' 8" (3.20m x 2.64m)

#### **Sitting Room**

13' 11" x 11' 4" (4.24m x 3.46m)

#### **Conservatory/ Dining Room**

9' 11" x 9' 9" (3.01m x 2.98m)

#### **Bedroom 1**

11' 9" x 8' 11" (3.57m x 2.71m)

#### **Bedroom 2**

9' 6" x 8' 4" (2.90m x 2.55m)

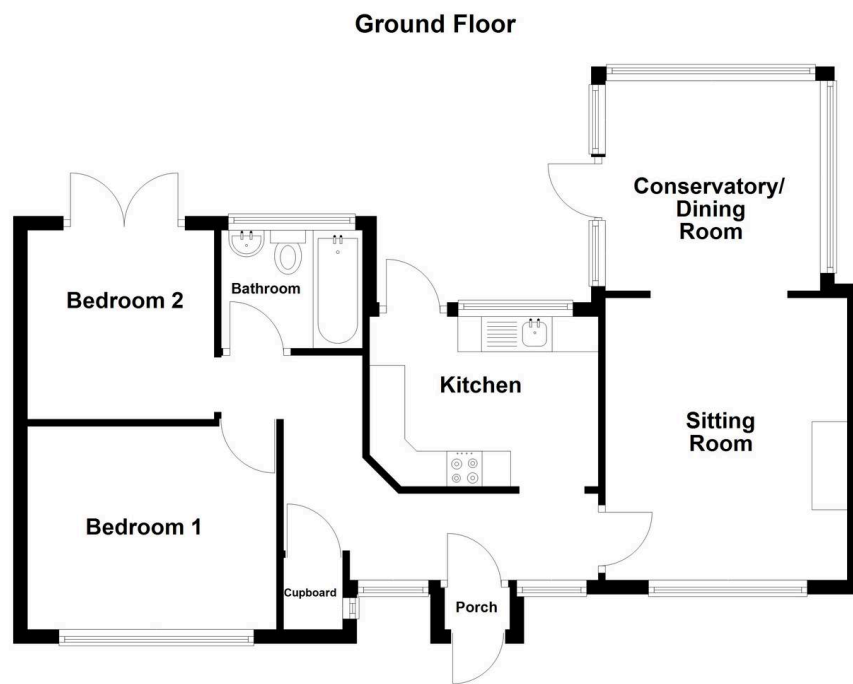
#### **Bathroom**

6' 4" x 5' 7" (1.94m x 1.69m)

**Backwell:** Nestled in the enchanting 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.







## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		
EU Directive 2002/91/EC		





## 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.



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