



4 Backwell Hill Road, Backwell

Guide Price **£785,000**



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4 Backwell Hill Road

Backwell, Bristol

Tucked away in a secluded spot, yet just a short walk from all the amenities this popular village has to offer, this exceptional property truly stands out. The accommodation is bright, spacious, and highly versatile, making it perfect for various living arrangements. It needs to be seen to be fully appreciated and this is a home that offers far more than meets the eye. The property is presented in immaculate condition, having been thoughtfully renovated by the current owners to create a warm, inviting family home. You'll find it ready for you to simply move in and unpack.

Access to the home is via the side of the property and through the rear garden. Upon entering, you are welcomed into a beautifully appointed kitchen/diner—this is the heart of the home, and a perfect space for both family living and social gatherings. The kitchen features a range of cream wall and base units, complemented by a solid wood worktop and a gas range cooker. Bi-fold doors open onto the rear garden, ideal for warmer days when you want to bring the outdoors in.

A downstairs shower room is conveniently located off the kitchen, while a large sitting room awaits, complete with a stunning open 'Jetmaster' fireplace with Bath stone surround and perfect for cosy nights in. Patio doors lead directly out to the front garden.

Upstairs, the accommodation continues to impress. The first bedroom (currently used as a home office) is ideal for a second lounge or a space for older children or family members. From here, stairs ascend to three additional bedrooms. The master bedroom boasts an ensuite bathroom, while bedroom 3 also benefits from its own ensuite, in addition to a family bathroom serving the remaining rooms.

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The property is heated by a gas central heating system and is fully double glazed throughout.

Front Garden

The property is accessed via a shared driveway, which leads to the integral double garage and provides ample off-road parking for several vehicles. Set centrally on its plot, the home benefits from both generous front and rear gardens. The front garden is particularly private, surrounded by a mature conifer hedge, and features a well-maintained lawn area. For those with a passion for gardening, there is a flourishing vegetable plot, complete with raised beds for strawberries and other vegetables, along with a useful greenhouse. This space is ideal for green-fingered buyers looking to grow their own produce and enjoy the fruits of their labour.

Rear Garden

The rear garden is nothing short of a tropical paradise, offering a truly enchanting space filled with a vibrant array of plants, including ferns, palms, and, in the spring months, the sweet scent of lily of the valley, to name just a few. A charming patio area provides the perfect setting for alfresco dining, ideal for gatherings with family and friends. At the far end of the garden, a stone outbuilding currently used as a shed offers plenty of potential for a variety of uses, from additional storage to a home office or studio. This tranquil retreat is an idyllic spot to escape the hustle and bustle of daily life or to relax in the cool shade on warm summer days. It truly must be seen to appreciate its serene beauty.



Kitchen/ Dining Room

22' 5" x 18' 1" (6.83m x 5.52m)

Sitting Room

19' 11" x 13' 9" (6.07m x 4.19m)

Shower Room

9' 3" x 4' 10" (2.82m x 1.48m)

Bedroom 2/ Second Lounge

14' 11" x 13' 2" (4.56m x 4.01m)

Bedroom 1

13' 9" x 13' 1" (4.19m x 3.99m)

Ensuite

8' 8" x 6' 4" (2.63m x 1.94m)

Bedroom 3

16' 0" x 8' 4" (4.87m x 2.55m)

Ensuite

8' 4" x 6' 1" (2.55m x 1.86m)

Bedroom 4

11' 11" x 9' 5" (3.62m x 2.86m)

Family Bathroom

9' 3" x 6' 7" (2.81m x 2.00m)

Integral Garage

19' 4" x 14' 8" (5.90m x 4.47m)

Garden Room

11' 3" x 8' 4" (3.44m x 2.53m)

Garage

Double Garage

Off street

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.



Council Tax band: F

Tenure: Freehold

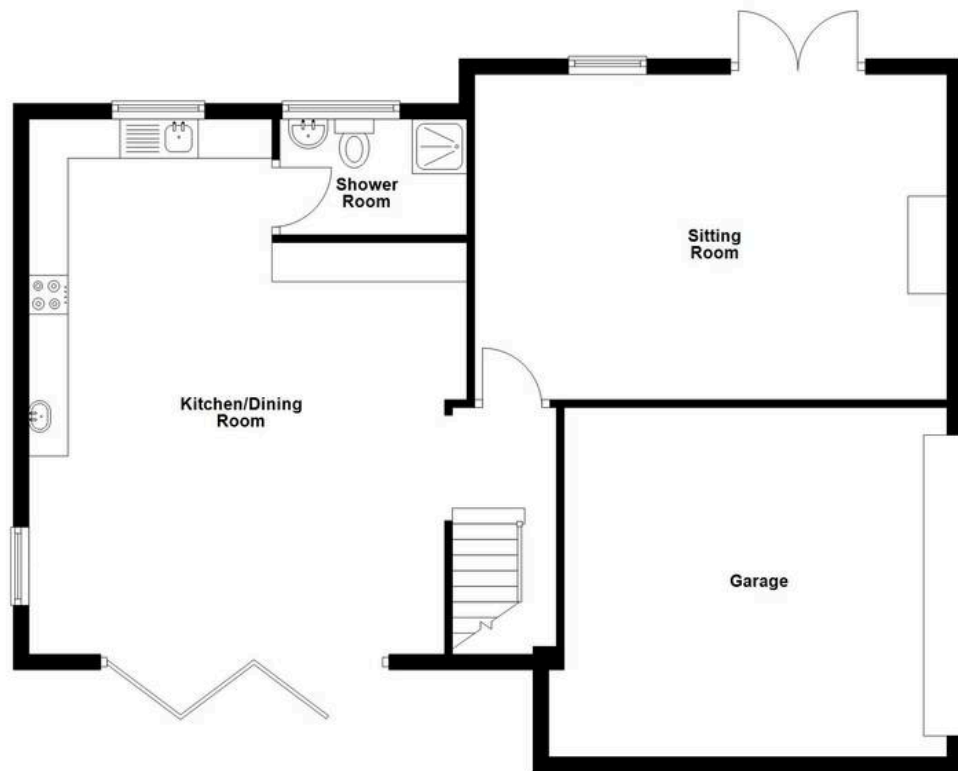
EPC Energy Efficiency Rating: D







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.

