



24 The Crescent, Backwell

Guide Price £650,000





A superbly spacious four-bedroom home arranged over three floors, featuring a garage/workshop, stunning southwest-facing garden, solar panels, and even a sauna — all tucked away at the end of a peaceful cul-de-sac.

This much-loved home stands out for its generous proportions and private setting. You're welcomed by a driveway, access to the garage, and a charming front garden, currently used as a herb garden. A porch provides space for coats and shoes and opens into a bright entrance hall.

To the left, a cosy sitting room with a bay window and log burner adds warmth and character. To the rear, the home opens into an impressive open-plan kitchen/diner with white units, granite worktops, integrated appliances, a breakfast bar, and space for more formal dining. Beyond this is a light-filled living room with bi-fold doors onto a balcony.

The terrace is a standout feature, with seating, a pergola, and grapevines. It's a peaceful retreat with views over the garden and steps leading down to the outdoor space.

Off the kitchen, there's a generous utility room with access to the garage/workshop and a built-in sauna. A downstairs wet room completes the ground floor.

The first floor has three bright bedrooms, including two generous doubles. The front bedroom features a bay window, while the rear rooms enjoy lovely garden and countryside views. All three have fitted wardrobes, and a family bathroom with a jacuzzi bath serves this floor.

The upper level features a large double bedroom with stunning outlooks, practical built-in cupboards, and loft storage access. *"The loft conversion was carried out in line with the building regulations of the time and inspected by the Council's building officer for council tax assessment of the additional room. Completion certificates were not issued as part of the process at that time."*

Outside:

The rear garden is a real gem — larger than most on the street and southwest-facing. Steps from the terrace lead to a patio (currently with a hot tub), an ideal spot for barbecues and relaxing. There's a lawn, colourful borders, and mature planting, with an undercroft storage area below.

At the rear, you'll find sheds, a greenhouse, vegetable patches, and another lawned area — perfect for families and keen gardeners.

The home offers approximately 2,000 sq ft of floor space, along with solar panels that help reduce energy costs and generate a small income. These upgrades contribute to its impressive EPC rating of B — a rare achievement for a property of this age.

Owner's Favourite Things:

"We enjoy being able to cook using a selection of herbs from our front garden. It's so lovely when relaxing in our back garden to hear the fountain to our wildlife pond, and seeing in the Spring, frogspawn, then in Summer the frogs and newts along with other wildlife. On a cold Winter's day, after taking our dog for a walk, it's bliss to come back to a heated sauna."





24 The Crescent

Backwell, Bristol

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

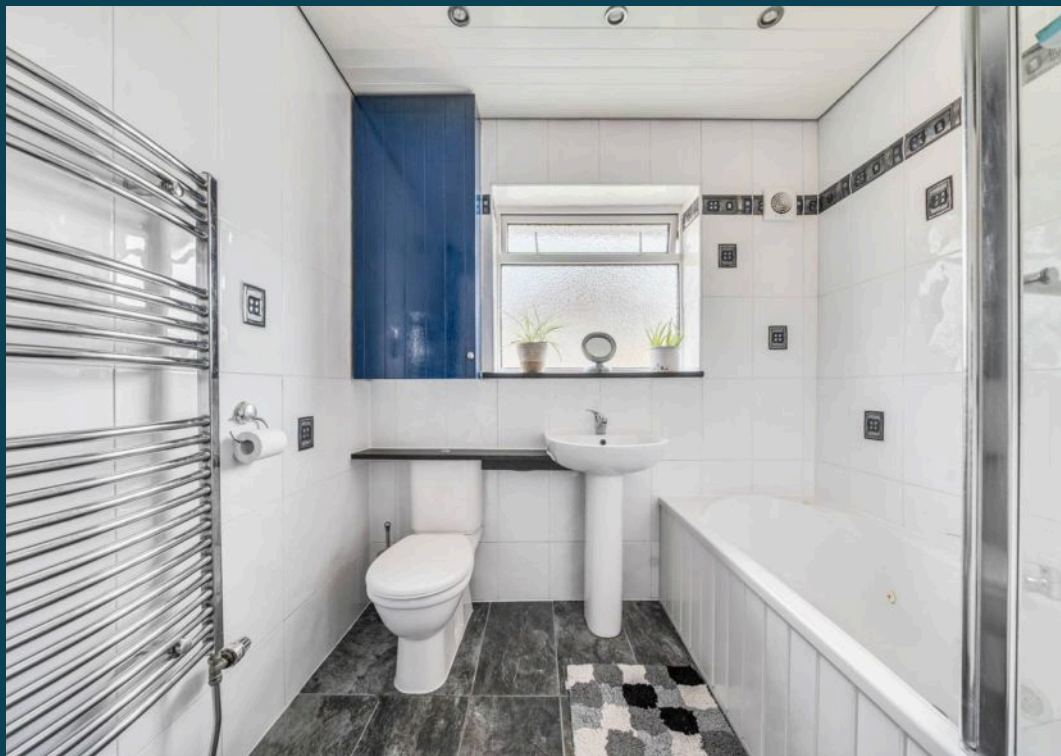
EPC Environmental Impact Rating:

Location:

Backwell is a village in North Somerset, popular with families and buyers moving out of the city, as well as locals who value its strong sense of community. With excellent transport links — including Backwell and Nailsea train station — it offers easy access to Bristol, the airport, and surrounding towns, making it ideal for commuters seeking a quieter lifestyle.



The village boasts highly rated schools, local shops, cafes, and traditional pubs — striking a perfect balance between rural appeal and convenience. Nearby Nailsea complements this with supermarkets, a shopping centre, and everyday essentials. Whether you're after a cosy cottage or a spacious family home, Backwell offers a range of properties to suit every lifestyle. Discover what makes this village such a special place to call home.





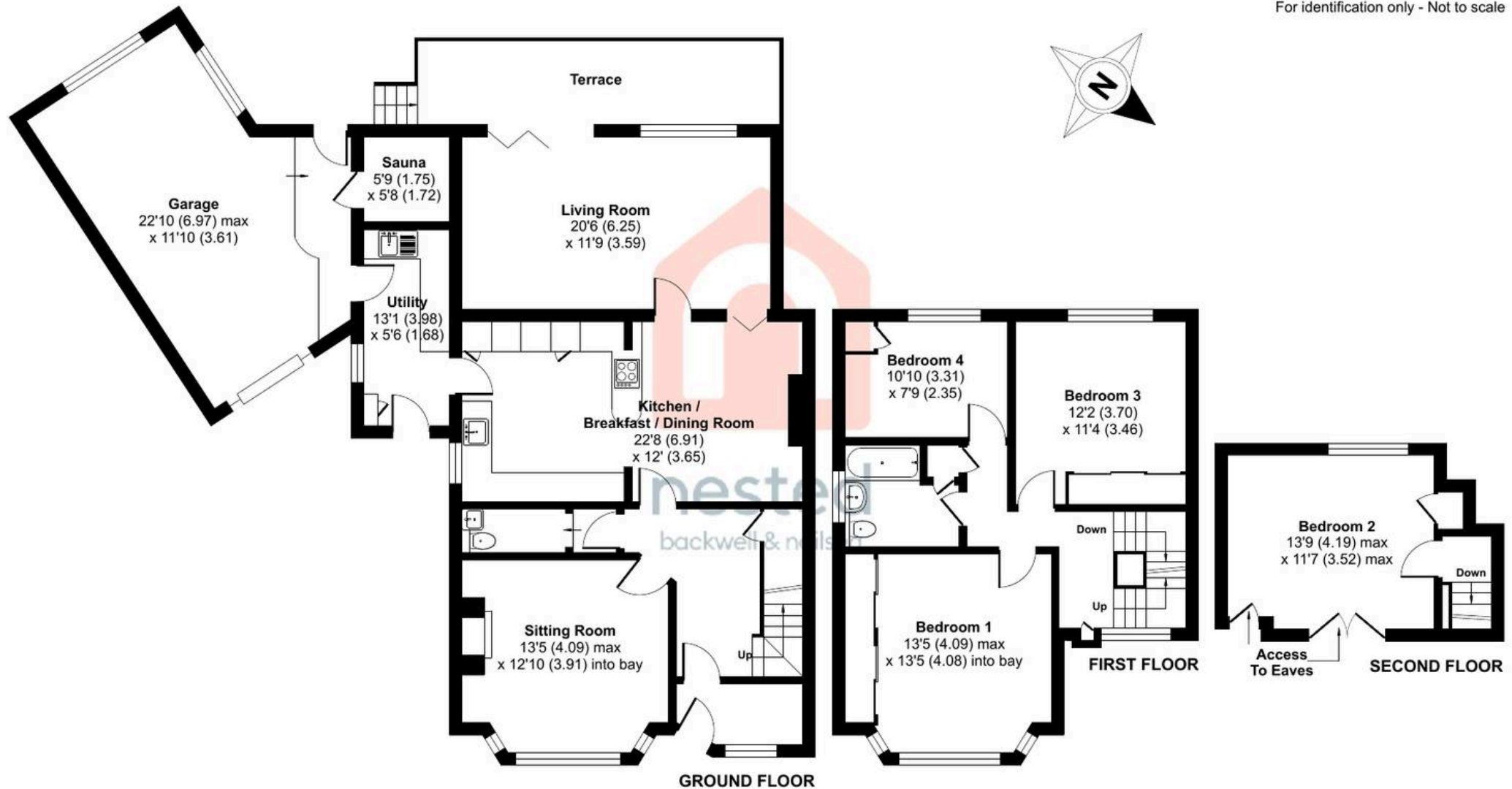
The Crescent, Bristol, BS48

Approximate Area = 1723 sq ft / 160 sq m

Garage = 341 sq ft / 31.7 sq m

Total = 2064 sq ft / 191.7 sq m

For identification only - Not to scale





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