



**58 Westfield Road, Backwell**

Guide Price £475,000





## 58 Westfield Road

Backwell, Bristol

A bright and well-balanced three-bedroom bungalow with parking, ensuite, utility and a lovely garden

Set behind a mature hedge, this delightful bungalow offers a wonderful sense of privacy and space.

An entrance hall with useful storage leads through to a bright living room with large windows and a cosy log burner, the perfect place to relax. The kitchen can be accessed from both the living room and hallway, featuring cream units, generous wraparound granite worktops, and integrated appliances. There's also plenty of storage, ample natural light, and a handy utility room with access to the garden and side of the house.

The main bedroom is a fantastic size, filled with natural light and enjoying views over the garden. It also benefits from a dressing area leading through to a stylish contemporary wet room. Adjacent is another good-sized double bedroom overlooking the garden, while the third bedroom is a single room that would also make a great home office. A modern, fully tiled family bathroom with a bath completes the accommodation.







## 58 Westfield Road

### Backwell

The front garden is pretty and well-stocked with an array of plants and shrubs, and there's parking on two driveways along with access to the garage. The property also benefits from side access leading to the rear of the house and garden.

The rear garden is a real gem, beautifully landscaped and thoughtfully arranged with a variety of inviting areas to enjoy, including a pond, garden room, shed, lawn and a patio space that's perfect for evening drinks while watching the sunset.

This home would suit a wide range of buyers from couples and young families to downsizers, offering convenience, comfort and charm in equal measure. It's ideally located close to shops, excellent schools and just a short walk to the train station, with easy access into Bristol and motorway links. The property is in excellent condition and ready to move straight into.

#### Owner's Favourite Things

"We relocated to Bristol for work in 2014 and wanted to live somewhere with a village feel but still have great transport links. Backwell was perfect, friendly, well-connected and full of charm. We've loved the countryside walks, being so close to the coast and city, and having wonderful neighbours. We'll be sad to leave, but we're moving closer to family and our grandchildren."



# 58 Westfield Road

Backwell, Bristol

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

## 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.













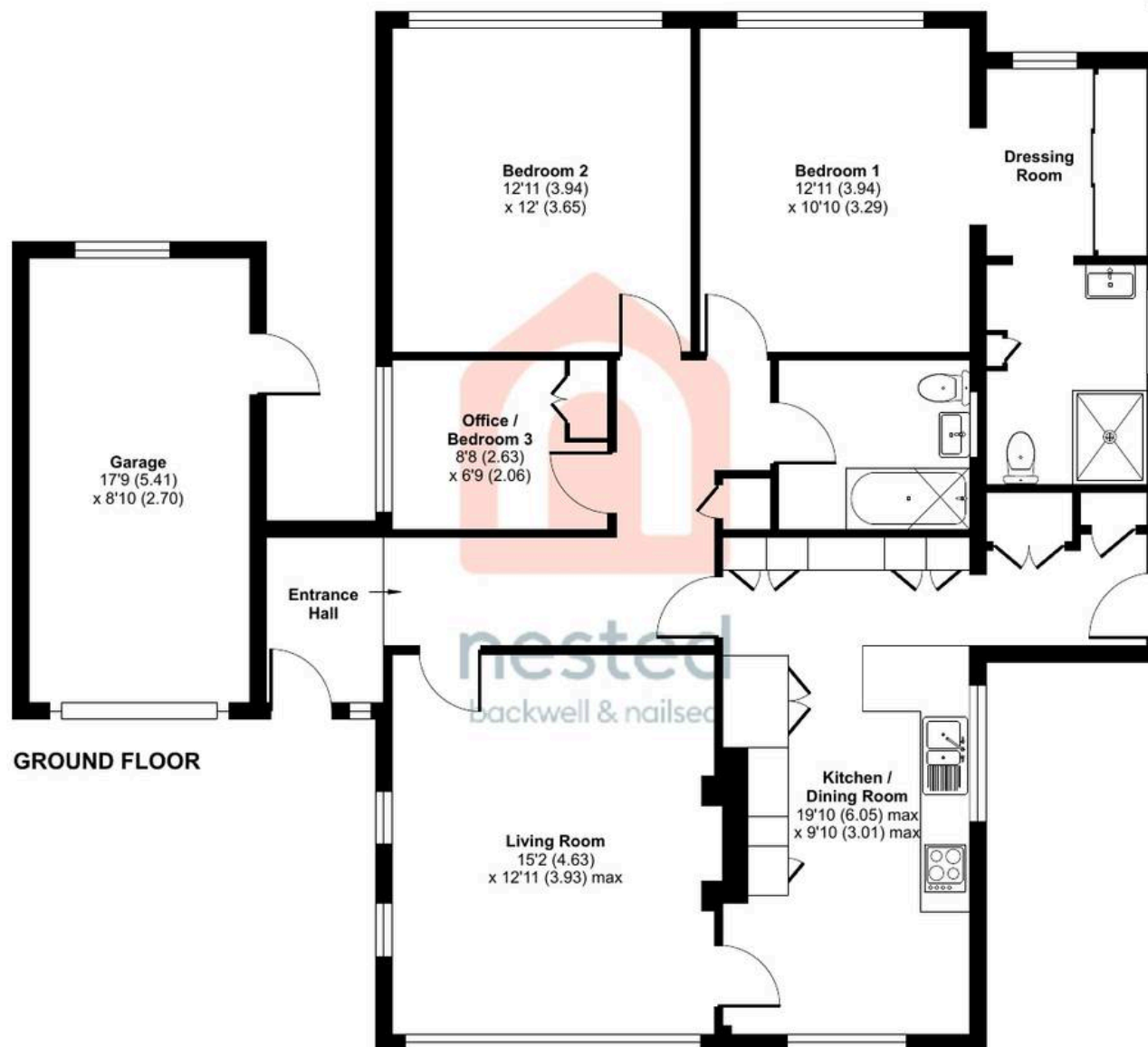
# Westfield Road, Backwell, Bristol, BS48

Approximate Area = 1129 sq ft / 104.8 sq m

Garage = 157 sq ft / 14.5 sq m

Total = 1286 sq ft / 119.3 sq m

For identification only - Not to scale







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