



A hugely flexible 3 bedroom bungalow residence attractively located at the head of a quiet cul de sac.

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16 Kellways, Backwell, North Somerset BS48 3BU

£449,950 - Freehold

A flexible and surprisingly large 3-bedroom bungalow attractively located at the head of a quiet cul-de-sac which has been extended and tastefully modernised in recent years. This very well-presented and attractively designed bungalow enjoys a quiet setting with picturesque adjoining farmland located towards the wooded hillsides of Backwell and Chelvey. This farmland is distant from the proposed major new housing developments in Backwell which will not be visible from the bungalow.

The bungalow stands well away from any through traffic but is still within easy reach of a wide range of amenities in this sought-after North Somerset village. The property is well-placed, not only for lovely rural walks but also for a public house and wide range of shops including a Post Office, bakery, cafes, an excellent off-licence, convenience stores, a busy newsagent, and a renowned fish and chip shop. Other amenities offered include a tennis club, lawn bowling club and football club, while a leisure centre with a swimming pool is a great facility.

The community in Backwell is vibrant and there are innumerable clubs and societies. Nailsea meanwhile is only 2 miles away and there are a wide range of town centre services, a pedestrianised shopping centre, health centres, large Waitrose and Tesco supermarkets and a monthly Farmers Market, more cafes and bistros, White Truffle a very good restaurant, further eateries, a good selection of nationally known and locally rated independent shops, along with a wide variety of excellent schools to choose between whether you require primary or secondary education.



Bristol is just 9 miles away and there are regular bus services to and from the city. A mainline railway station is about a mile away from the property with direct London – Paddington train services.

The Accommodation:

A welcoming reception hall is illuminated by a part glazed front door and matching side screen.

The hall opens onto the principal bedrooms, the well-appointed bathroom, the attractive kitchen and the superb living room. There is a deep built-in linen cupboard that houses the high efficiency modern combi boiler supplying instant hot water and central heating and there is a hatch allowing access to the loft area.

The extended living room is a particularly special feature of the bungalow and takes advantage of a very appealing position with an outlook over the lovely level south-east facing rear garden. The sliding French doors and side screens combine with a sun tube to bathe the room in natural light. The airy feel is enhanced by the quality oak flooring and there are other amenities in the room such as feature vertical radiators and integrated concealed A.V. (HDMI) cabling. The living room is large enough to accommodate a comfortable lounge and a spacious dining area.

The bungalow is well planned with the kitchen across the hall from the living room. The kitchen is fully fitted with great use of the space available. The layout will suit the chef with work surfaces set out in a U-shape which professional kitchen planners favour. There is an integrated Miele oven with a fitted induction hob and extractor fan above, together with a dishwasher and space for a washing machine and a full-size upright fridge freezer.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or even connected. A buyer is advised to obtain verification from their solicitor or surveyor. The particulars are provided subject to contract and include floor plans that can only give a general indication of the layout of the property. Aerial photographs are for Identification purposes and general guidance only and do not accurately depict boundaries, accuracy is not guaranteed and should not be relied on for any purpose. All measurements are approximate and may be rounded up or down when converted between imperial measurements and metric measurements. All fixtures and fittings are excluded from the sale unless separately included within the 'fixtures and fittings' list that will be provided by the sellers' conveyancer's or solicitors as a sale proceeds.

Any reference to planning consent and land areas are only opinion or estimate or, where mentioned based on information provided by the sellers. Where potential for development, improvement or extension is mentioned, no guarantee of a favourable planning consent is given, and no detailed exploration of supposed potential has been undertaken unless otherwise expressly stated as having been carried out by Hensons rather than the seller or their architect or town and country planning advisors. For further information about planning consent requirements and possibilities, we recommend that an appointment is arranged to meet with our fully qualified planning consultant (there may be a charge for that service). These draft particulars do not form part of any contract and no warranty is given neither do they form part of any offer made by the agents or the seller.
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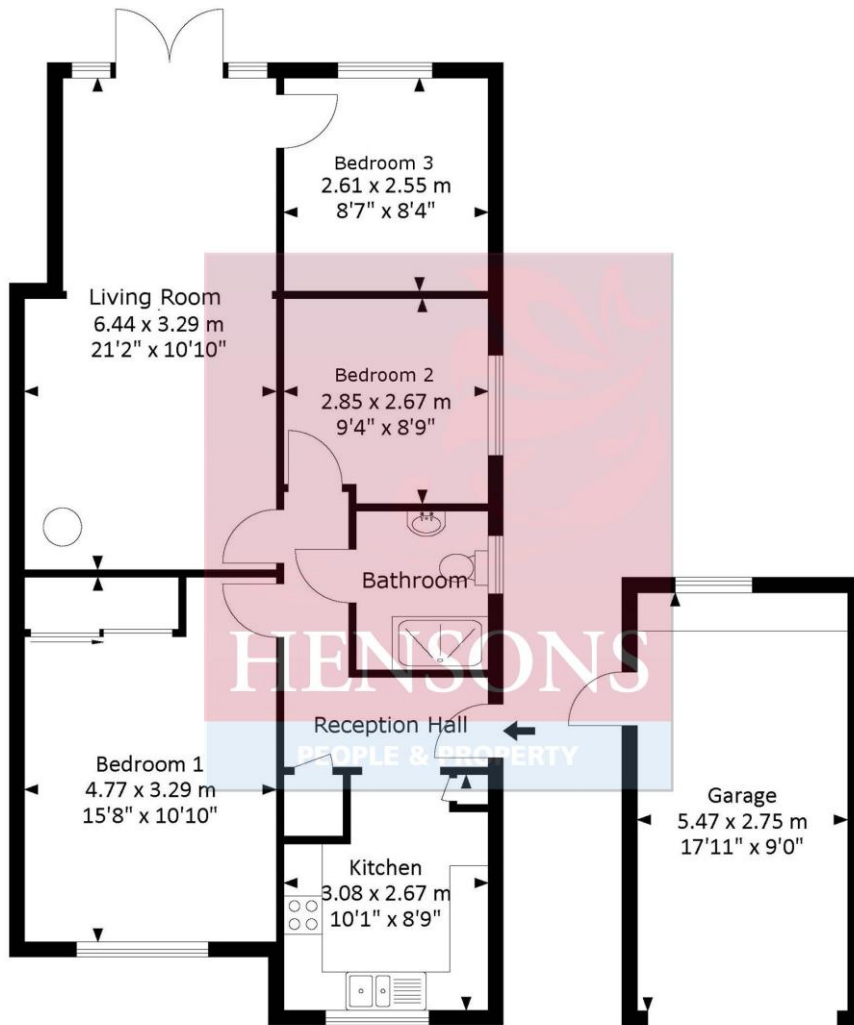
NB. It may be possible for the successful purchaser of the bungalow to acquire some or all of the free standing appliances if required. Speak to the agents for guidance.

The bedrooms are well proportioned with an excellent principal bedroom that enjoys an outlook over the front garden. This has a suite of fitted wardrobes and plenty of additional space for further free-standing furniture. The size of this room affords opportunity to install an ensuite bathroom if a purchaser wished to do so. The second bedroom is set to the side of the property and currently has a Wentle double wall bed (included in the sale) that enabled the owners to dual-purpose the room as a study/activity room and guest bedroom. The room is perfectly suitable as a double bedroom if required.

Bedroom 3 again offers an outlook over the patio and rear garden and could be used as a study or double bedroom.

The bathroom is well-appointed: the classic white suite comprises a close coupled WC, a hand wash basin, a generous shower enclosure with a thermostatically controlled shower and a useful built-in storage cupboard. The splash-backs complement the suite and there is a window to the side of the property.





Outside:

The bungalow stands in an attractive position at the head of the cul-de-sac with a block-paved approach road arriving at a private level tarmac drive that provides parking for two cars and leads to the Garage at the side of the bungalow. This has lighting and power, open truss overhead storage and a personnel door to the rear that opens to the patio and rear garden. There is a practical work surface and cupboards at the back of the garage that could be re-purposed into a useful utility area if desired.

The garden at the front has been designed for ease of maintenance with a level lawn and a gently sloping path providing access to the front door.

The rear garden has been landscaped with a wide paved patio area leading to the level lawn with gravel borders, a greenhouse and timber panel fencing offering good privacy while allowing a sunny aspect.

Construction: The bungalow is traditionally constructed and therefore fully mortgageable if you require a mortgage or an equity release arrangement.

Mortgages & Finance: There are a bewildering array of funding options for this bungalow and an even more bewildering choice of Mortgages if that is indeed your preferred funding option.

Our fully qualified independent financial advisor (I.F.A.), Graham will be pleased to provide FREE, Impartial advice as you need it. Please call Judith Clarke B.A. (Hons)

Services & Outgoings:

All main services are connected. Telephone connection. Gas fired central heating through radiators. Full double glazing. High speed ADSL and superfast broadband are available with download speeds up to 1Gb or better via cable. Cable TV services are also available in the close. Council Tax Band D.

Energy Performance Certificate:

The house has been rated at a good C-72 for energy efficiency. The full Energy Performance Certificate is available on request by email.

Mailing List & Social Media: We pride ourselves on strategic property promotion across over 80 prime platforms, notably Rightmove, hbe.co.uk and Distinctly Westcountry. Yet, for those eager to seize the best opportunities first, our early bird property alerts soar straight to our valued mailing list subscribers. Plus, sneak peeks of many properties hit our Social Media channels, like Facebook and Instagram, long before they grace our main website listings. Don't miss out on your dream home – sign up to our mailing list today for priority access. You can list yourself online here; <http://www.hbe.co.uk/register-with-us>

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