



A substantial 5 bedroom, 2½ bathroom detached family home offering generously proportioned accommodation standing in large level garden in this prime North Somerset village. Highly Recommended



1 Embercourt Drive, Backwell, North Somerset BS48 3HU

Offers in the region of £749,950 - Freehold

This much loved family home is coming to the market for the first time in over 50 years and is sure to excite families seeking a spacious house in this sought after village. The property offers exceptional space as well as future potential to enlarge if ever required. On the ground floor the house includes a lovely reception hall, an impressive dual aspect living room, a superb open plan kitchen diner -family room, a utility room and a large bedroom (or additional reception room) with en suite bathroom. Above there are three good double bedrooms together with a study or fifth bedroom and family bathroom. For added energy efficiency the house has an array of solar panels that are owned outright with the householder enjoying the full benefit including the feed in tariff which will be passed to the new owners.

The property stands in an extensive mature location, prominently placed and tremendously convenient for all village amenities and highly regarded schools. Open countryside and parkland is close by and it is an easy walk to Nailsea and Backwell station that gives you direct access to London Paddington and local services to Weston Super Mare, Bristol, Bath and Cardiff. All in all the property is placed in a highly practical and desirable location.

The Accommodation: As you step through the outer porch to the spacious and inviting reception hall with solid walnut flooring the generous proportions and quality of the house soon become obvious. The dual aspect living room is perfect for family gatherings and is a tremendously light and pleasant room. The high quality kitchen comprises solid oak wall and floor cupboards with granite worksurfaces. Integrated within the



kitchen is a double drawer dishwasher, Neff oven with grill above and a electric hob with feature extractor above. A large pantry cupboard opens from the kitchen. The kitchen adjoins the large dining room – family room, a lovely large triple aspect room with French doors opening to the patio area and garden.

Adjoining the kitchen is the large utility room with space and plumbing for a washing machine together with tumble drier and fridge freezer space. A door leads outside to the drive.

The house also boasts the fantastic addition of a good sized double bedroom with en suite bathroom, perfect for a dependent relative or guest room perhaps. Alternatively, this rooms works well as a further reception room.

On the first floor the space is plentiful with three double bedrooms and a further single bedroom or study completing the five bedroom layout. The principal bedroom has a range of built in wardrobes and cupboards, air conditioning has also been installed in this room and in the study – bedroom 5.

The family bathroom is unusually large and has a bath, separate shower enclosure, two pedestal wash hand basins with mirrored cabinets above, a back to wall WC and a heated towel radiator.

Outside:

The house stands in generous level gardens that wrap around the house on three sides. The garden has matured nicely and offers extensive patio space, expansive level lawns and a vegetable



garden complete with large greenhouse and two timber garden sheds. The perimeter is enclosed securely by hedging as well as timber and panel fencing that combine to offer excellent privacy.

The double drive also offers good parking and leads to the attached Double Garage with light, power and this excellent house offers a tremendous opportunity if you are seeking a home in an enviable location that is ready to add your mark to. Bring your family here and enjoy Backwell living. Call Judith Clarke or Carol Rossiter on 01275 810030 at Hensons to see the house for yourself.

Photographs:

See more images on our web site at www.hbe.co.uk





The Village: Backwell Vale is now well established and offers an attractive mix of impressive, high-value homes close to Parkland, a nursery and an excellent infant school. The outstanding junior school and Backwell School are also within easy walking distance. This particular setting benefits from the ease of access to amenities in the village and is within walking distance of nearby Nailsea with the town centre including the Waitrose and Tesco supermarkets only about 1.5 miles away.

Other amenities in Backwell include a series of local shops, two pubs and a village club, a Tennis Club, a football club, a gym and a swimming pool. Backwell is also well placed for Bristol which is just 8 miles away and is easily accessible by car, bus train or bicycle via the Sustrans national cycle network.



Junctions 19 and 20 of the M5 allow easy access to the country's motorway network and longer distance commuting is facilitated via the mainline rail connection in the neighbouring with direct services to Bristol and beyond to Bath and London/Paddington (120 minutes).

Energy Performance:

The house has been rated at a good C-71 for energy efficiency.

Construction:

The house 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) in the office who will arrange this for you.

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 F.

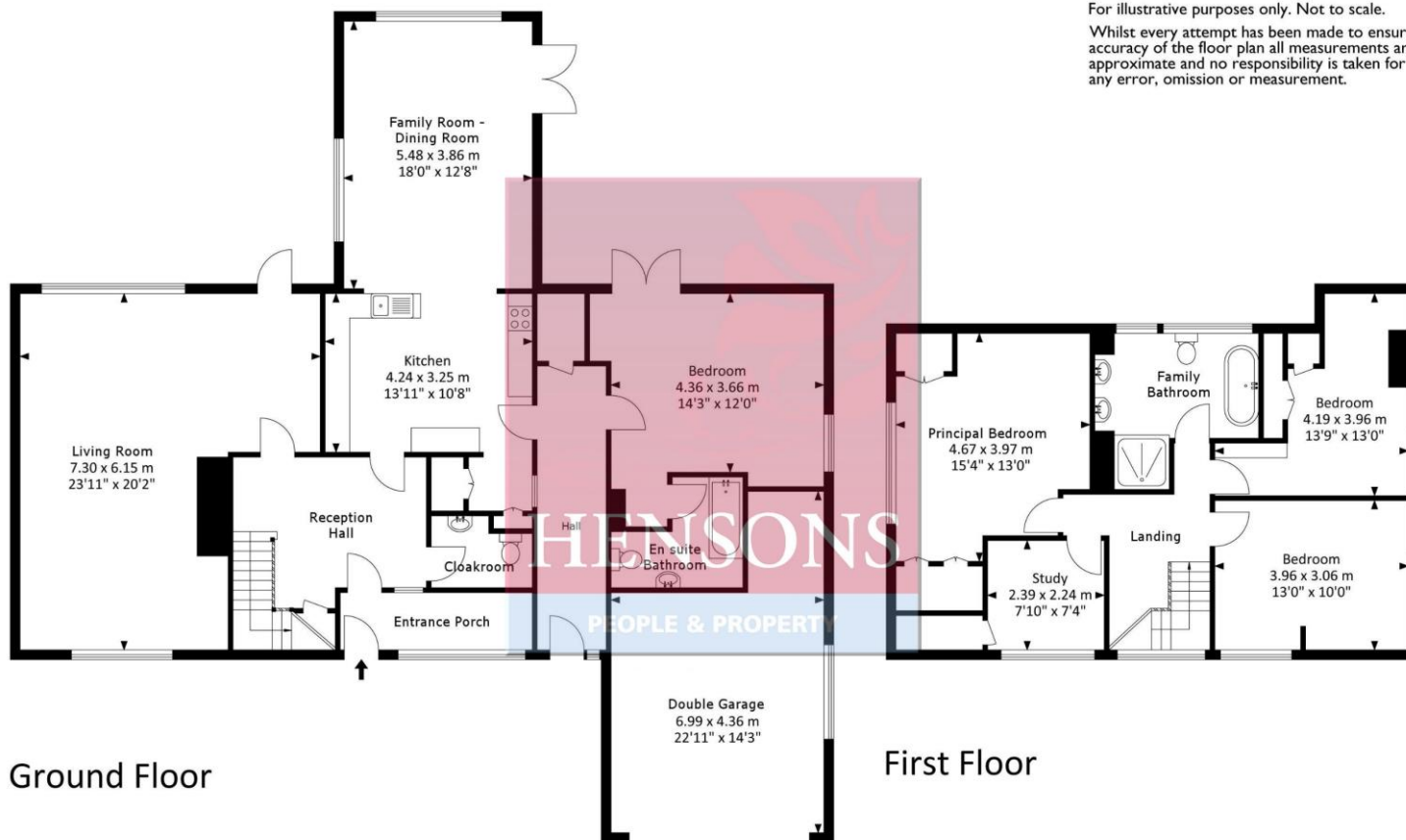


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 Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



Ground Floor

First Floor



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VIEWING:

Only by appointment with the Hensons, email info@hbe.co.uk or for a faster response call Carol or Judith on 01275 810030 and we will make all arrangements.

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