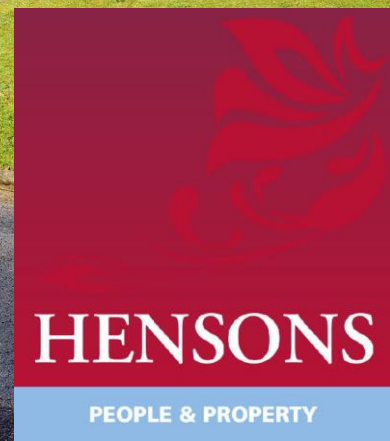




4 very well proportioned bedrooms, en suite and family bathrooms, a bright double aspect living room, a spacious open plan kitchen diner with a recently replaced fitted kitchen and a pretty mature garden in a lovely established cul de sac setting off Church Lane in Backwell.



15 Uncombe Close, Backwell, North Somerset BS48 3PU

Offers in the region of £595,000 - Freehold

A very comfortable 4 bedroom family home offering bright attractive accommodation with numerous recent improvements including a very appealing open plan kitchen diner with a new fitted kitchen overlooking and opening to the delightful private rear garden.

Uncombe Close is a tree lined cul de sac found on the edge of the village next to open green belt countryside off Church Lane and is considered to be one of Backwell's prime locations with views across the village and as shown in our clients photograph views of passing Hot Air balloons too. The properties are well spaced and the setting is very mature, while the outstanding village junior and secondary schools are both only just over ½ mile distant with the infant school only a bit further beyond. A good selection of amenities are available in the village and for the commuter Bristol is just 8 miles distant with access via the A370, good cycle routes via the Sustrans national cycle network and via the mainline railway station. Other amenities in Backwell include a series of local shops, two pubs, a Tennis Club, a football club, a village club, a leisure centre with gym and a swimming pool.

A wider range of amenities are offered in neighbouring Nailsea with the town centre less than 3 miles away and there are easy road connections to the other larger centres in the area and to the M5 motorway at Clevedon and Gordano.





The House and Garden:

A double-glazed front door and matching side screen is nicely sheltered by the very useful car port with the welcoming reception hall beyond. Here there are contemporary oak doors (a theme that continues throughout the house) that open to the study, a cloakroom, the kitchen-diner and the living room.

The welcoming feel continues to the living room and beyond through the house while the living room takes advantage of a dual aspect with a bow window allowing an open outlook to the front and a broad window overlooking the rear garden.

The kitchen diner is a superb feature of the house creating a great feeling of space and drawing the eye out to the garden with patio doors leading to the paved terrace and the lawn. Both the kitchen and dining area are amply proportioned, and the kitchen has been tastefully refurbished with a new range of wall and floor cupboards incorporating deep pan drawers and a series of integrated appliances including an eye level Neff double oven grill with slide and hide oven door. The inset induction hob has a concealed extractor hood above while there is space for a dish washer, washing machine and an American style fridge freezer with plumbing (the existing fridge freezer may be available by separate negotiation).

The study is a very worthwhile addition to the ground floor accommodation and from the hall a feature staircase rises to the part galleried landing on the first floor with matching balusters.





The principal bedroom includes a suite of fitted wardrobes, a further deep built in cupboard and a door to the shower room en suite. The outlook from this room is to the front with views beyond Backwell across the vale towards Clevedon away in the distance taking in some fabulous sunsets.

The remaining bedrooms are all of good size with even the fourth bedroom accommodating a double bed and the family bathroom includes a 'P' shape shower bath and fitted cabinets to complement the white suite with contrasting ceramic wall tiling.

Outside:

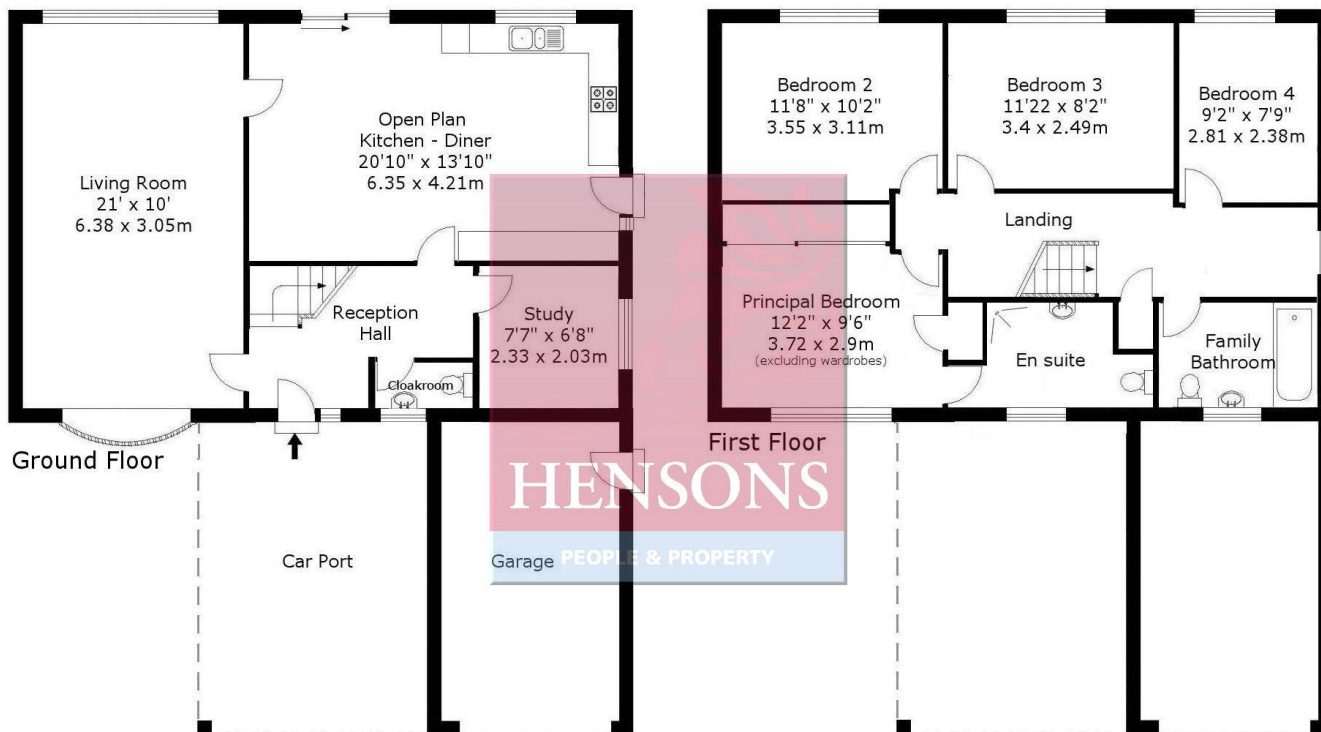
Uncombe Close offers an impression of space and is neighboured by very pretty open green belt countryside and Backwell Hill woods.

A block paved double drive provides parking and leads to both the attached **Garage** and the adjoining car port with an EV charging point and to the side of the drive a lawn frames a series of established trees, shrubs, and bushes.

A path and gate allow access via the side of the house to the rear where the garden is enchanting having been very well planted and matured with a variety of specimen trees, fruit trees, a selection of shrubs, shaped floral borders, a sweep of lawn with a charming stone wall at the bottom, a sun deck and a paved terrace all combining to form an enchanting setting.







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 and full fibre will be available soon. Council Tax Band = F

Energy Performance:
The house has an energy rating of D

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

Our London Property Exhibitions:
See this property featured at our next exhibition at The London Hilton. Telephone. 01275 810030 for details.

Viewing: By appointment with the sole agents, telephone 01275 810030

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. Ariel 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. © Hensons



HENSONS
Ivy Court, 61 High Street, Nailsea, Bristol, BS48 1AW
Telephone: 01275 810030
Email: info@hbe.co.uk
www.hbe.co.uk



Networked offices throughout the Westcountry & in London – all together better

