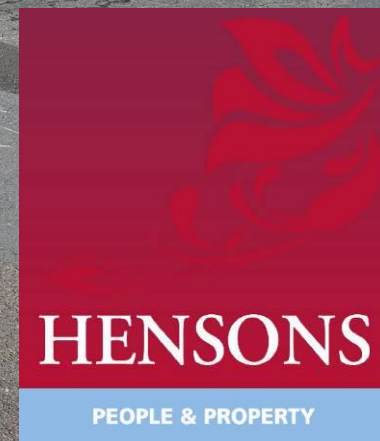




58 Westfield Road,
Backwell,
North Somerset



58 Westfield Road, Backwell, North Somerset BS48 3ND

£529,950 Freehold

A beautifully presented and attractively updated 3 bedroom, 2 bathroom detached bungalow of distinction enjoying a level setting neighboured by other bungalows in a mature avenue close to the village centre but away from through traffic.

The design features light, airy living space with large windows bathing the rooms in natural light. The neutral decoration enhances the feeling of space and the fixtures and fittings are of good quality creating a very appealing and comfortably appointed home.

Westfield Road is approached off Station Road and is ideally placed within easy reach of the amenities in the centre of the village, bus routes and the station. There are lovely walks available on nearby Backwell Common which is also part of the Sustrans national cycle route.

The accommodation is well proportioned, and the bungalow is very deceiving when merely viewed from outside. The front door opens to an entrance hall that leads to all main rooms, though the bedrooms are nicely separated from the living space.

The double aspect living room enjoys an outlook to the front with almost wall to wall windows. There is a fireplace with a wood burning stove inset and a contemporary oak finish door (a theme that continues throughout) leads to the dining area.

The open plan kitchen diner is a particular feature having been fully refurbished to a high standard with a superb range of fitted full height cupboards and integrated appliances. The extensive granite worksurfaces have a sink and an induction hob inset with a chimney hood above. There is a double aspect with a window to the side and an outlook to the front and a doorway to the utility room with a range of fitted cupboards to match the kitchen concealing washing machine and tumble dryer space. A further doorway leads to the space at the side of the bungalow.



The principal bedroom is exceptional with an outlook over the rear garden with very good space and the advantage of a dressing room and superb shower room en suite. The dressing room has wall to wall fitted wardrobes and leads to the spacious wet room style shower room that is fully tiled.

The second bedroom is again very spacious and also overlooks the rear gardens and bedroom three is a single room with fitted double cupboards.

The bathroom has in keeping with the rest of the bungalow been completely refurbished and includes a bath with a shower over and a sun tube gives natural light.

Outside:

The property is approached via a gated drive that provides parking and leads to the attached garage with a metal up and over door, light and power. A second drive to the right provides further parking and leads to double gates that give good access to the rear garden.

The garden at the front is laid to lawn and enclosed by a well kept hedge which screens the property and the rear garden is a delight with level lawn framed by paved patio areas that are bathed in sunshine all day. The summerhouse stands in one corner with a greenhouse and a garden shed in addition. The boundaries are well screened and fenced with timber panel fencing.

Services & Outgoings:

Mains water, gas, electricity and drainage are connected. Telephone and broadband are available including super-fast broadband and Cable broadband services with download speeds of 1Gb or higher. Gas fired central heating through radiators. Council Tax Band D.

Energy Performance:

The bungalow has been assessed at band D-66 for energy performance. The full energy performance certificate is available on request on email.

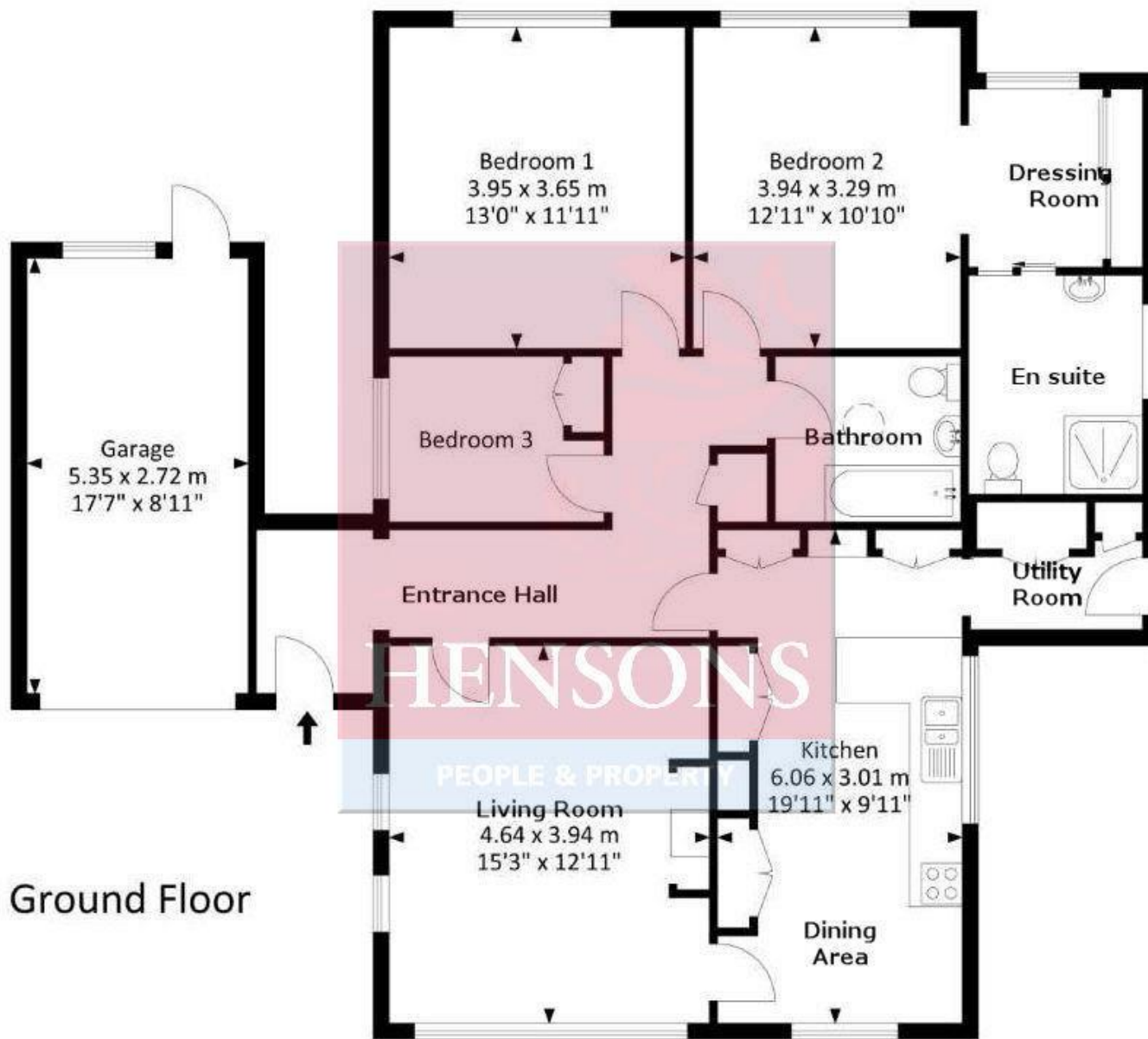
Viewing:

By appointment with **HENSONS**: Tel: 01275 810030





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