

A two-story semi-detached house with a grey pebbledash exterior and a dark tiled roof. The house features a central wooden door with a small porch, a large window to the right, and a garage on the left. A brick driveway leads to the garage. The house is surrounded by a wooden fence and a brick wall. A blue car is parked in the driveway. The sky is blue with some clouds.

A substantial 4 bedroom family home found in an exceptionally convenient setting in the heart of this sought after North Somerset village.

**HENSONS**

PEOPLE & PROPERTY

## 5 Rodney Road, Backwell, North Somerset BS48 3HB

Offers in the region of £595,000

### Freehold

We are delighted to offer this very spacious, attractively improved 4 bedroom family house that stands prominently in a such a good setting, perfectly placed for all village amenities in the heart of the community with cafes, parks and the renowned schools all close at hand.

The house was originally built in the 1950's but in recent years the property has been tastefully improved having been bought in completely unmodernised condition by the present owners just over 10 years ago. They have taken great care to blend period features with new and not to spoil the intrinsic character of the design. However, the original kitchen and separate dining room have been entirely remodelled to create a superb open family space complete with bifold doors leading out to the patio and rear gardens, perfect for entertaining and family living.

The proportions of the house are excellent with 4 genuinely comfortable bedrooms and all the rooms are bathed in natural light. The decoration is neutral and there are nice touches such as the wood burning stove in the living room creating a focal point

The front door has a glazed panel to one side that illuminates the traditional reception hall with a staircase rising to the first floor, a cloakroom off and doors leading to the kitchen diner and to the living room.

Arranged to the front and taking advantage of the elevated position which adds privacy the living



room has an almost square footprint and is therefore easy to furnish and very social with a woodburning stove forming a focal point.

The kitchen-diner-family room almost spans the full width of the house at the rear and opens to and overlooks the patio and rear garden. This attractive offers a well equipped

kitchen area is complete with an island, a range of integrated appliances and deep pan drawers and extensive work surfaces. The sitting and dining area is lovely and from here bi-fold doors lead to the garden.

A utility room adjoins the kitchen with space for a washing machine and tumble drier while a further door leads outside.

On the first floor the hexagonal landing leads to the bedrooms that do not disappoint at all with two large double bedrooms and two further great rooms with even the fourth bedroom offering unusually good space.

The family bathroom has also been updated with a contemporary white suite that includes a P shape shower bath with a shower and screen over.

### Outside:

A wide block paved frontage provides parking for several cars and leads to the integral garage with a roller door, light, power and windows to the side.

A gate at the side leads to the rear garden where a full width paved patio enjoys sunshine from mid morning until sunset and leads in turn to the lawn that stretches away from the house to the southwest with timber fenced and hedged boundaries coupled with a series of mature trees and shrubs that offer a good measure of seclusion.



### Services & Outgoings:

All main services are available. 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 and fibre. Cable TV services are also available in the road.

Council Tax Band=D

### Energy Performance:

The house has an energy rating of C-70.

### Our London Property Exhibitions:

See this property featured at our next exhibition in London.

### The Village:

The house stands virtually in the centre of the village with virtually every amenity close to hand including the infant school, junior school and Backwell Secondary School.

Other facilities in Backwell include a series of local shops, two pubs, a Tennis Club, a football club, a gym and a swimming pool. A wider range of amenities are available in neighbouring Nailsea including a large Tesco and Waitrose supermarkets.

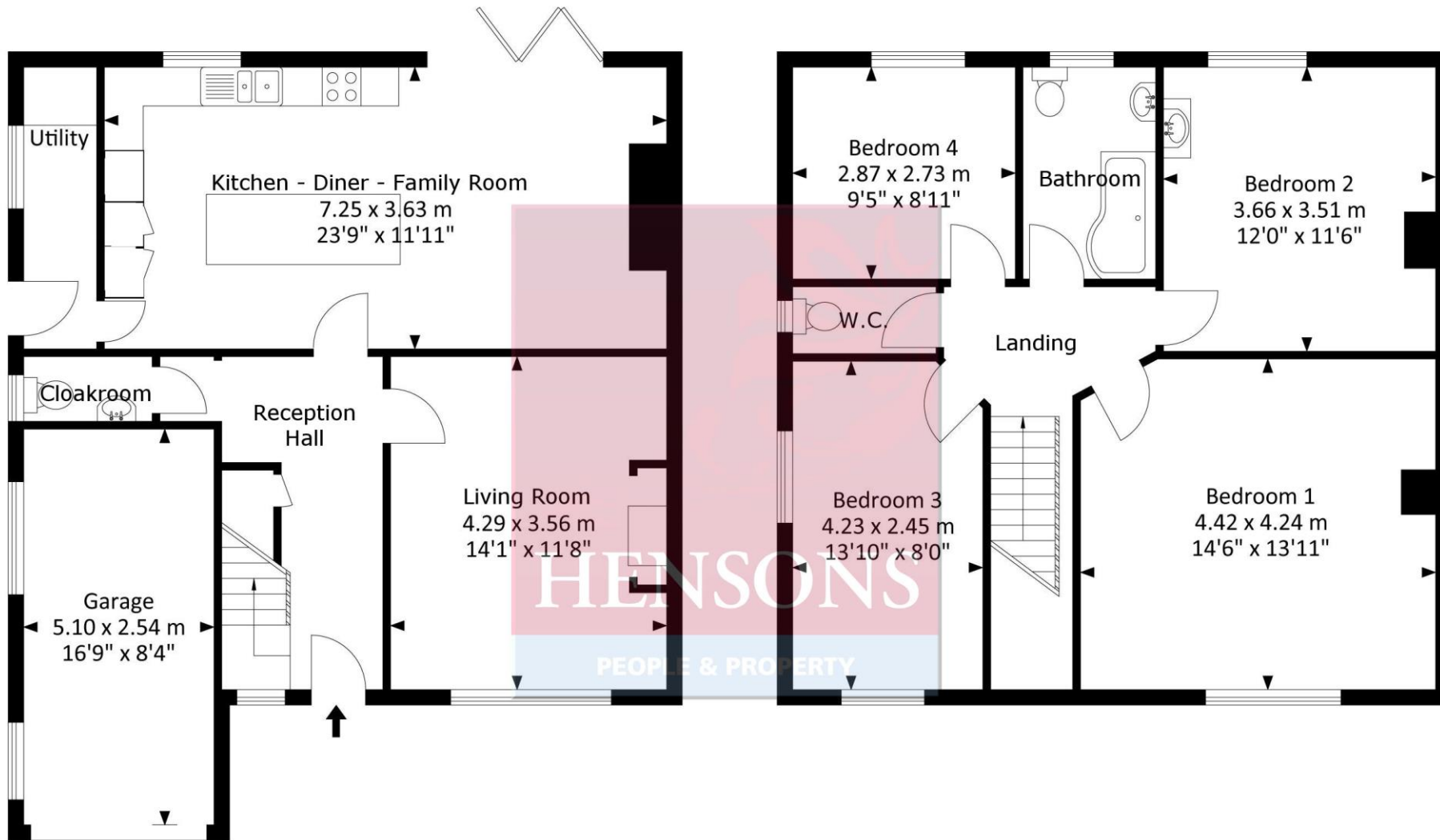
Backwell is also well placed for Bristol which is just 8 miles away and is easily accessible by car, bus train or bicycle via the Sustrans national cycle network. In addition, there are two junctions of the M5 within 6 miles giving good access to the country's motorway network and a mainline railway station on the edge of the village offers local and intercity services with direct trains to London-Paddington.





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. © Hensons





Ground Floor

First Floor



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