



A substantial 3 bedroom home found in
a sought after, quiet location in this
premier village.

HENSONS

PEOPLE & PROPERTY

Hilddale Road, Backwell, North Somerset BS48 3JZ

£470,000 - Freehold

A bright and welcoming three-bedroom semi-detached home, set within a generous garden and tucked away at the head of a highly sought-after, quiet cul-de-sac in Backwell. The property enjoys open countryside close by, easy access to the village junior school, and a peaceful position well removed from busy roads and planned new development.

The house provides spacious accommodation with a lovely light and airy feel, featuring an open-plan living room with a triple aspect. The kitchen opens to a versatile garden/dining room, adding flexibility to the layout. Upstairs, there are three comfortable bedrooms and a family bathroom. The location, on the southern edge of this favoured village, combines seclusion from through-traffic with close proximity to picturesque countryside, while still being within easy walking distance of the village centre and schools.

Backwell offers a wide range of amenities including local shops, two pubs, a tennis club, football club, gym and swimming pool. A broader selection of facilities can be found in neighbouring Nailsea, including large Tesco and Waitrose supermarkets. Backwell is also well placed for Bristol, just eight miles away, and easily accessible by car, bus, train or bicycle via the Sustrans National Cycle Network.





The House and Garden:

The entrance porch opens to a bright and very well proportioned open-plan living room with distinct sitting and dining areas. There is an outlook to the front and patio doors allow a view through the garden room to the rear garden.

The garden room spans across the back of the house and opens to the rear garden. This room adds versatility to the layout, while from here there is open access to the kitchen that is fitted with a traditional range of wall and floor cupboards with ample appliance space including provision for an integrated dishwasher. Usefully a door opens to a lobby at the side of the house with a door to the front, a door to the patio and garden and a door opening to the garage.

On the first floor, there are three bedrooms and a family bathroom. The bedrooms are all generous including the double aspect principal bedroom.



Outside:

The driveway provides parking for several cars and leads to the attached garage with a metal up and over door and a personnel door to the side.

The front garden is laid mainly lawn with hedge and low walled boundaries.

The rear garden includes a patio, lawn, mature trees and shrubs and seating areas, offering plenty of space to relax or entertain with a pond set to one side.

The drive to the self contained electricity substation to the left further distances this property from its neighbour and adds to the privacy of the position.

Services & Outgoings:

All main services are available. Gas fired central heating through radiators. Double glazing. High speed 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:

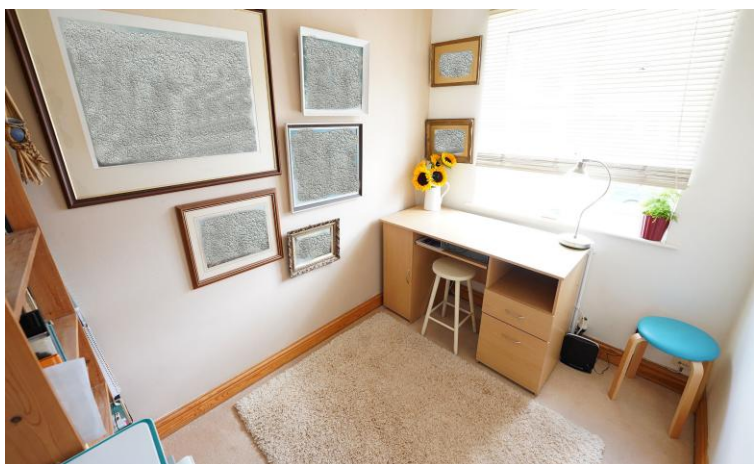
The house has an energy rating of D-59 The living space extends to 98 Sq.m – 1,055 Sq.ft

Construction:

We understand that the house is traditionally constructed.

Viewing:

By appointment with Hensons. 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



The Village:

Backwell is arguably the most sought after village in North Somerset with excellent transport links, a very good range of amenities and good schools including an excellent nursery. The outstanding infant and junior schools are within easy walking distance of the property and Backwell School is also close by. This particular setting benefits from the ease of access to shops, doctors and dentist in the village and Nailsea with the town centre including the Waitrose and Tesco supermarkets is only about 1.5 miles away.

Other amenities in Backwell include two pubs and a village club, a Tennis Club, a football club, a gym and a swimming pool, picturesque Backwell Lake, a theatre and cinema club together with several cafes while for growers there are allotments available. Backwell is also well placed for Bristol, Clevedon, Portishead and Weston-Super.

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 with direct services to Bristol and beyond to Bath and London/Paddington (120 minutes).

