



**34 Hilldale Road
Backwell, North Somerset, BS48 3JZ**

Robin King | Estate Agents

34 HILLDALE ROAD, BACKWELL, NORTH SOMERSET, BS48 3JZ

A well maintained semi-detached house with a pretty rear garden set in a peaceful residential location in a highly regarded North Somerset village with good amenities and convenient for access to Bristol and beyond.

Approx 1,031 sq ft flexible accommodation • Spacious open plan sitting/dining room • Good sized kitchen • 3 bedrooms • Family bathroom • Superb rear garden with 2 dining terrace areas and a large shed • Brick paved driveway with parking • On a no-through road in a quiet residential location • Wonderful views up to Backwell hill and across to the Tickenham ridge • Popular village with good amenities including highly regarded Backwell School • Backwell & Nailsea station within 1.3 miles for regular mainline services to Bristol and beyond (direct services to Paddington from 110 mins) • Bristol Airport 5.5 miles / Bristol city centre 9 miles / Jct 20 M5 within 6.5 miles (all distances approx.) • NO ONWARD CHAIN

34 Hilldale Road has been a much-loved family home for the last 54 years. With 3 bedrooms and a spacious open-plan sitting/dining room, a mature south-easterly facing garden, and a tucked-away location in a quiet residential area in the popular village of Backwell, it is a lovely, warm, and bright home. While it could benefit from some slight modernisation, it is presented in good order. The home offers no onward chain and has the potential for extension (STPP).

Steps lead to the front door and into a welcoming hallway with a practical storage cupboard for coats and shoes. To the right are located the open-plan sitting/dining room and stairs to the first floor. The sitting room is a lovely dual-aspect room featuring a Minster style fireplace with a coal effect electric fire. This room seamlessly blends into the dining area, which is filled with light, thanks to sliding doors leading to the garden. A folding door opens into the kitchen, which offers delightful views over the garden and on towards the woods of Backwell Hill. The fully fitted kitchen includes an integrated double oven, electric hob, and space for a washing machine and fridge. Additionally, there is a boiler that powers a ducted warm air heating system, making the home exceptionally warm and cosy.

A door from the kitchen leads to an external corridor, providing access to the garden, front drive and garage, where there is space for a freezer.

Upstairs, there are 3 bedrooms, two of which are large doubles with fitted wardrobes. The second bedroom boasts spectacular views of the land behind the garden, rising towards the woods and hills beyond. There is also a family bathroom.





Outside – 34 Hilldale has a large brick paved driveway with ample off street parking and access to a garage. The front garden has a neat low level hedge together with a low maintenance border planted with mature shrubs. The south east facing fully enclosed back garden is particularly attractive, with a dining terrace spanning the width of the property together with a raised lawn with rockery. An archway takes you up to a separate garden area where there is a greenhouse and a shed.

Location – Backwell village offers an excellent range of facilities which include a sports centre and a recreation ground, primary schooling and a highly regarded secondary school. Local shops include general stores, takeaways, pharmacy, doctor's surgery and a post office, with more comprehensive facilities in the nearby town of Nailsea. Backwell and Nailsea station is within 1.2 miles for mainline services to Bristol, the west country and beyond and there are also regular bus services to Bristol (approx. 9 miles), Weston-super-Mare (approx. 12 miles) and Nailsea. Bristol Airport is within 5.5 miles and access to the M5 some 6.5 miles distant. Nearby Backwell Lake is a wonderful nature reserve, and there are superb walks nearby along public footpaths, and further afield in the Mendips, or along the Bristol Channel.



Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

DIRECTIONS – From our office take the A370 Bristol Road, continuing straight on for approx. 4 miles, passing through Cleeve and into Backwell. Having passed The Rising Sun pub on the right, continue to the traffic lights and take the next right onto Church Lane and continue along the road, taking the 3rd right onto Karen Drive and take the first left onto Hilldale Road. Continue along to the left hand bend at the top, and number 34 is on the right hand side.

SERVICES – All mains services

EPC RATING – D

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND D** £2,046.90 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



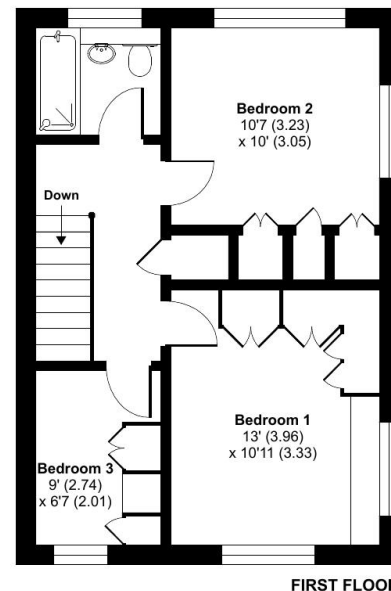
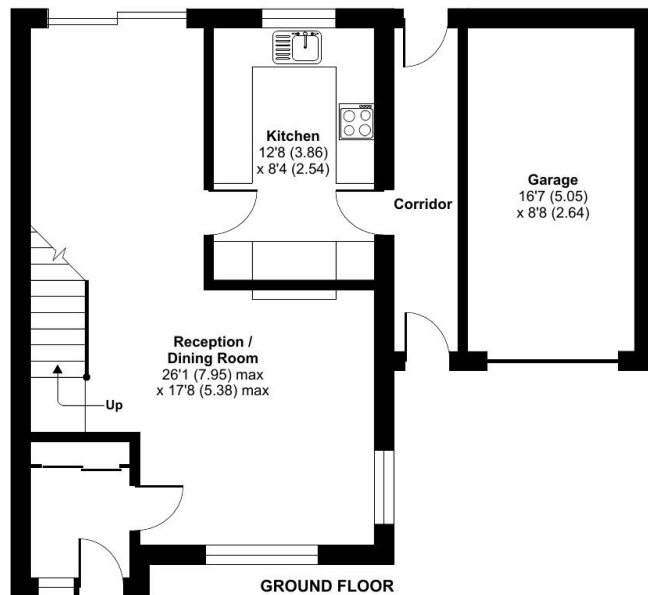
Hilldale Road, Backwell, Bristol, BS48

Approximate Area = 1031 sq ft / 95.8 sq m

Garage = 144 sq ft / 13.4 sq m

Total = 1175 sq ft / 109.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Robin King LLP. REF: 1080466

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