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**16 Amberlands Close, Backwell, Bristol, BS48 3LW**

**£530,000**



A substantial (1571 sq ft) detached family home with scope for improvement. No Onward Chain.

- Detached Family Home
- 4/5 Bedrooms
- Generous Driveway
- Rear & Side Garden
- Outbuilding
- Garage
- Updating Required

**The Property**

This well-appointed detached family home is positioned on generous corner plot in a quiet yet conveniently located location in the heart of Backwell, whilst well cared for since ownership basic updating is now required throughout. The ground floor comprises entrance hall with conveniently located W.C and utility area. Large 20 x 11 lounge area with dual aspect, fireplace feature and French doors which provide one of several access points to the rear garden. The kitchen also over looks the rear garden and offers a range of matching wall and base units and integrated appliances. The dining room prospers from dual aspect and French doors leading to garden, A further study/bedroom and storage/cloak room complete the footprint. Upstairs is accessed via a central staircase where 4, well-proportioned bedrooms are located, all of which offering integrated storage. A four-piece bathroom suite is also situated on this level. Outside a generous and mature L shaped garden can be found with lawn area, various plants, shrubs and raised patio. Further benefits include a detached workshop/store and garage with power, lighting and up & over door.

**Location**

Backwell is a suburban village south west of Bristol, The village has a long history, appearing in the Domesday Book in 1086 with the name 'Bacolle' meaning 'The well back on the hill'. The well is still in existence. Many residents of Backwell commute daily to Bristol by car via the A370, bus or train - the railway station has a direct service to London. Backwell is close to the M5 motorway and Bristol International Airport at Lulsgate is 3 miles (4.8 km) away by road. The airport serves both domestic and international routes, and is one of EasyJet's hub airports. Backwell has excellent junior and secondary schools; the largest junior school is Backwell Church of England Junior School, which is highly praised by Ofsted and performs consistently well in the league tables, and secondary school Backwell School, consistently features high in the league tables for GCSE results, and is recognised as one of the best state schools in North Somerset.

**Tenure**

Freehold.

**Please Note**

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.



# Amberlands Close, Backwell, Bristol, BS48

Approximate Area = 1571 sq ft / 145.9 sq m

Garage = 130 sq ft / 12 sq m

Outbuilding = 99 sq ft / 9.1 sq m

Total = 1800 sq ft / 167 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hollis Morgan. REF: 1269451



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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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