

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 'Bacoile' 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

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Amberlands Close, Backwell, Bristol, BS48

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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

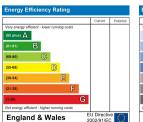


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). @nlchecom 2025. Produced for Hollis Morgan. REF: 1269451

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GROUND FLOOR

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