

## Downside Road, Backwell

Asking Price £675,000

- Beautifully Presented Detached Home
- Large and Mature Gardens to Side and Rear
- Modern Fitted Kitchen
- Cozy Living Room
- Separate Dining Room With Log Burner
- Two Double Bedrooms & One Single
- Off Street Parking for Plenty of Vehicles
- Integral Single Garage

### SUMMARY

A beautifully presented three bedroom detached cottage, set within approximately one acre of mature grounds. Upon entering the porch, you are welcomed into a spacious hallway that leads to the ground floor accommodation. This includes a bright and comfortable living room with an electric fire, a separate dining room featuring a charming log burner, and a stylish modern kitchen. The kitchen is fitted with a range of base and wall units, a four-ring induction hob, electric oven, integrated microwave and dishwasher, and space for a fridge/freezer. A separate utility room provides further practicality, offering space for both a washing machine and tumble dryer, as well as a downstairs W/C. Upstairs, the property comprises two generously sized double bedrooms and a further single bedroom, along with a family bathroom featuring a walk-in shower, separate bathtub, W/C, double vanity sinks, and integrated TV screen. Externally, the property benefits from an integral single garage and extensive off-street parking. The expansive gardens wrap around the side and slope to the rear, bordered by mature hedging for privacy. A pathway runs along the side for easy access, as well as a patio area perfect for outdoor dining. The garden is also dotted with a variety of trees and shrubs. With the correct permissions the area would be ideal for a garden room.



## Downside Road, Backwell BS48 3DH

Approx. Gross Internal Area  
1226.30 Sq.Ft - 113.90 Sq.M  
(Includes Garage Area)



For illustrative purposes only. Not to scale.  
Whilst every attempt has been made to ensure  
accuracy of the floor plan all measurements are  
approximate and no responsibility is taken for  
any error, omission or measurement.



**Tenure**  
Freehold

**EPC Rating**  
F

**Council Tax Band**  
E

**Services** Oil, Electric & Septic Tank

Clifton : 01179 744 766  
Long Ashton : 01275 393 956  
Southville : 01174 523 700

