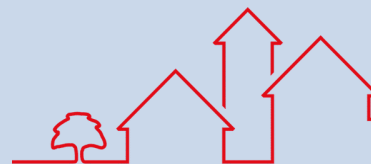




**15 Dark Lane, Backwell**

Guide Price **£550,000**



**Parker's**

Estate Agents & Property Lettings



## 15 Dark Lane

Backwell, Bristol

A spacious 4-bedroom semi-detached home with an extended open-plan kitchen, loft conversion, beautiful garden, and a garden office.

This vibrant and beautifully extended 4-bedroom semi-detached home offers everything a modern family could desire. The spacious open-plan kitchen is flooded with natural light from multiple Velux windows and French doors that open onto the garden. It features sleek white kitchen units, granite countertops, and integrated appliances. The sliding doors provide flexibility to open the space into the lounge for social occasions or close it off to create a cosy snug.

On the ground floor, there is also a convenient downstairs toilet and porch, perfect for busy family life. The light-filled hallway, enhanced by charming dado rails, leads to the first-floor landing, where you'll find three bedrooms—two generous double bedrooms and a single bedroom—along with a family bathroom complete with a relaxing jacuzzi bath.

Stairs from this landing lead to the principal bedroom on the second floor, a spacious and bright room with stunning views, built-in storage, and an en-suite shower room.

## 15 Dark Lane

Backwell, Bristol

The front of the property is both private and practical, with a hedge for privacy and a gravel driveway that can accommodate several cars. Wooden gates provide side access to the side return, offering additional storage space for bikes or other items.

The garden is a true delight, with a patio directly off the kitchen, a well-maintained lawn, and beautiful borders, hedges, and trees. The current owners have also created two additional sections: a chicken coop and a relaxing chill-out area. The garden office, complete with electricity, offers an ideal workspace with lovely garden views, plus additional storage for bikes, camping gear, or other uses.

This home perfectly blends contemporary design and family-friendly features, with open-plan spaces, a loft conversion, and a garden office. It's filled with vibrant, modern touches, making it a truly delightful property. What more could you ask for?

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



**Porch**

4' 11" x 5' 3" (1.50m x 1.60m)

**Entrance Hall**

14' 5" x 5' 11" (4.40m x 1.80m)

**Lounge**

11' 2" x 12' 2" (3.40m x 3.70m)

**Kitchen/Diner**

15' 5" x 18' 4" (4.70m x 5.60m)

**Wc**

5' 7" x 2' 7" (1.70m x 0.80m)

**Landing**

**Bedroom 1**

17' 9" x 14' 5" (5.40m x 4.40m)

**En-suite**

5' 3" x 5' 11" (1.60m x 1.80m)

**Bedroom 2**

11' 2" x 11' 2" (3.40m x 3.40m)

**Bedroom 3**

11' 2" x 11' 2" (3.40m x 3.40m)

**Bedroom 4**

6' 3" x 6' 11" (1.90m x 2.10m)

**Bathroom**

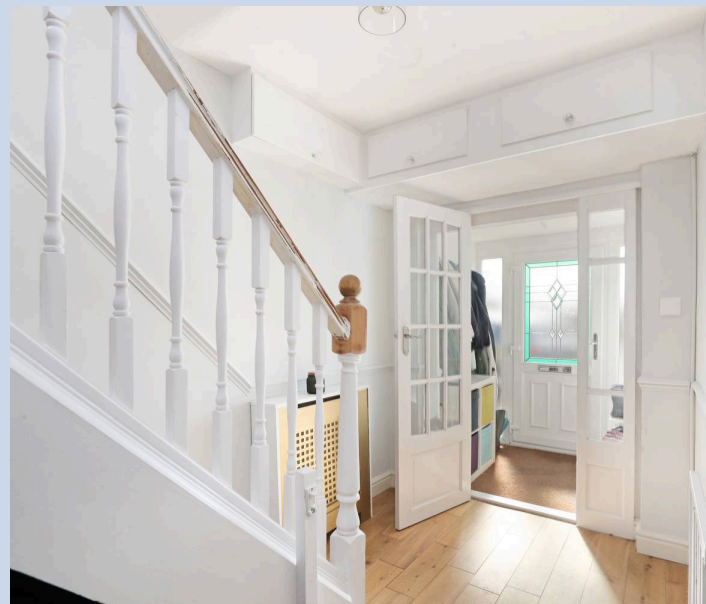
7' 10" x 6' 11" (2.40m x 2.10m)

**Garden Office**

13' 1" x 9' 6" (4.00m x 2.90m)

**Store**

6' 3" x 9' 6" (1.90m x 2.90m)





**FRONT GARDEN**

**REAR GARDEN**

**Off street**

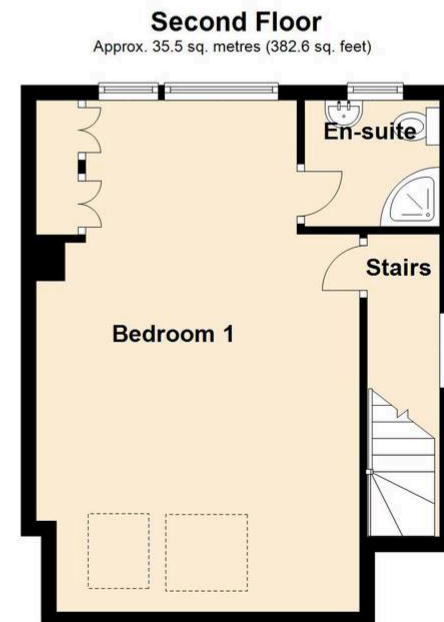
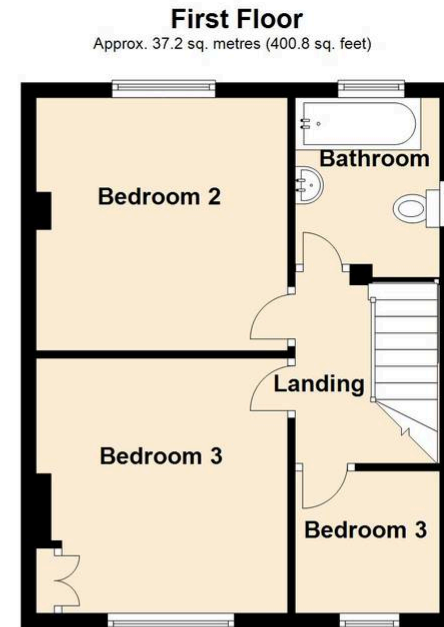
**2 Parking Spaces**

### **Backwell:**

Nestled in the enchanting North Somerset countryside, Backwell is a delightful village with a strong sense of community. Backwell boasts excellent transport links with regular buses and a train station, providing easy access to nearby towns and cities while retaining a peaceful ambience that offers a welcome respite from urban life. Families are drawn to Backwell for its outstanding schools and recreational facilities, fostering a safe and nurturing environment for children to grow. With a range of amenities, including local shops, cafes, and pubs, residents can savour a leisurely pace of life without sacrificing convenience. Whether you're looking for a cosy cottage, a spacious family home, or a tranquil retreat, Backwell offers a diverse selection of properties to suit all tastes and desires. Embrace the idyllic beauty of Backwell and discover the enchanting lifestyle it has to offer.







Total area: approx. 139.6 sq. metres (1502.8 sq. feet)

Sketch plan for illustrative purposes only  
Plan produced using PlanUp.



## Parker's Estate Agents

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### IMPORTANT NOTICE

For clarification, we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

