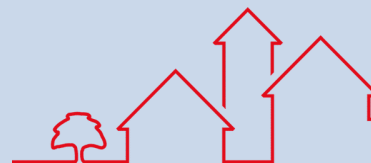




17 Hildale Road, Backwell

Guide Price £400,000



Parker's

Estate Agents & Property Lettings



17 Hilldale Road

Backwell, Bristol

Offered with no onward chain, this three bedroom semi-detached house presents an exceptional opportunity for buyers seeking a property in a highly desirable cul de sac on the Backwell Hillside.

Situated in a popular village location, the home benefits from excellent commuter and public transport links, including a mainline train station, as well as access to outstanding local schools and the renowned countryside of the area.

The property has been sensibly priced to reflect the work required, making it an ideal choice for those wishing to stamp their own mark and create the home of their dreams. There is plenty of scope to reconfigure and extend, subject to the relevant planning permissions, offering flexibility to adapt the layout to suit individual needs.

The accommodation comprises; entrance porch, a spacious sitting/dining room, kitchen, utility room and cloakroom, three well-proportioned bedrooms and a family bathroom. Additional features include enclosed gardens to front and rear, a garage and driveway.

This property represents a rare chance to acquire a home in a sought after village setting, with the added benefit of no onward chain to facilitate a smooth purchase process. Whether you are a first time buyer, a family seeking to upsize, or an investor searching for a project with excellent potential, this home offers the perfect canvas to

17 Hilldale Road

Backwell, Bristol

create a bespoke living space tailored to your personal tastes and requirements.

Early viewing is highly recommended to fully appreciate the scope and potential of this well located property.

Council Tax band: D

EPC Energy Certificate Rating: F

Tenure: Freehold

BACKWELL:

Nestled in the enchanting North Somerset countryside, Backwell is a delightful village with a strong sense of community. Backwell boasts excellent transport links, 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.



Entrance Porch

Entered via composite double glazed door. Radiator and UPVC double glazed window. Door to Sitting/Dining Room.

Sitting/Dining Room

Sitting Area

20' 11" x 12' 3" (6.38m x 3.74m)

Brick built open fireplace and hearth. Radiator and UPVC double glazed picture window to front. Stairs rising to first floor accommodation. Opening to Dining Area.

Dining Area

10' 5" x 10' 5" (3.18m x 3.17m)

Wood block parquet flooring. Radiator and double glazed patio doors to rear garden. Door to Kitchen.

Kitchen

10' 5" x 10' 0" (3.18m x 3.04m)

Fitted with a range of wall and base units worksurfaces over. Inset stainless steel sink and drainer with mixer tap and tiled splash backs. Oven with extractor over, space for dishwasher and further undercounter appliance. Space for upright fridge/freezer. Radiator and tiled flooring. UPVC double glazed window to rear. Wooden stable door to internal hall, Utility Room and Cloakroom.

Inner Hall

This hall provides access Utility Room, Cloakroom and pedestrian door to Garage. UPVC double glazed doors to front and rear.

Utility Room

12' 4" x 8' 3" (3.75m x 2.52m)

Fitted with a range of base units with roll edge work surfaces over. Space and plumbing for washing machine. Floor standing, oil fired boiler. Larder cupboard and tiled floor. UPVC double glazed window and door to rear.

Cloakroom

Fitted with white low level W.C.





Landing

Loft access. Airing cupboard housing immersion tank.
Doors to all Bedrooms and Family Bathroom.

Bedroom 1

12' 10" x 10' 10" (3.91m x 3.31m)

Range of fitted wardrobes. Radiator. UPVC double glazed window to front.

Bedroom 2

11' 1" x 10' 6" (3.37m x 3.19m)

Range of fitted wardrobes. Radiator. UPVC double glazed window to rear.

Bedroom 3

7' 11" x 7' 9" (2.42m x 2.36m)

Radiator. UPVC double glazed window to front.

Family Bathroom

7' 11" x 6' 11" (2.41m x 2.10m)

Fitted with a white suite comprising; P shaped panelled bath with electric shower and glazed screen over, wall mounted basin with mixer tap and low level W.C. Radiator, vinyl tile floor covering and extractor. UPVC double glazed window to rear.

Front Garden

Enclosed by brick wall and laid to lawn with mature borders and specimen tree. Double filigree wrought iron gates open on to driveway.

Garage

UP and over door to front. Pedestrian door to rear. Power connected.

Rear Garden

Fully enclosed by timber panel fencing, the private easily maintained garden is laid to lawn and paved patio. Timber shed and outside tap. Oil storage tank.

OFF STREET

2 Parking Spaces



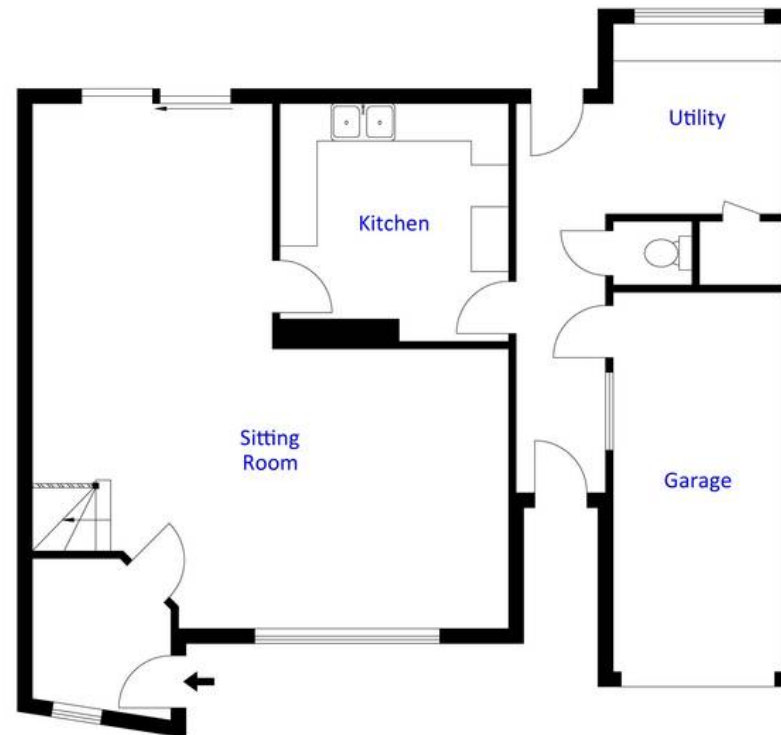


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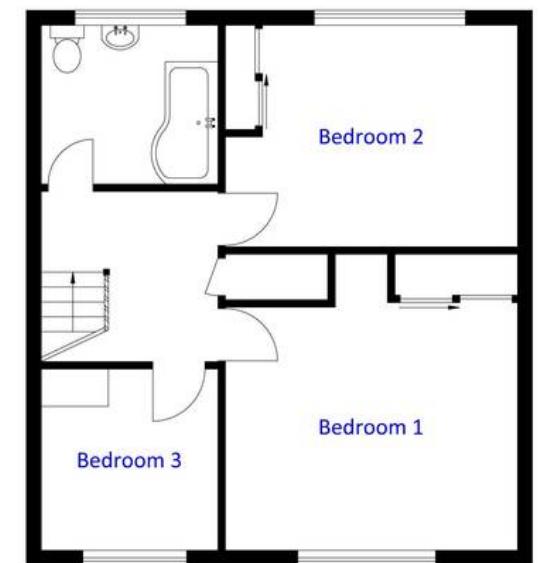
Approx. Gross Internal Area
1169.40 Sq.Ft - 108.60 Sq.M

Garage Area
124.90 Sq.Ft - 11.60 Sq.M

Total Area
1294.30 Sq.Ft - 120.20 Sq.M



Ground Floor



First Floor

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.



Parker's Estate Agents

Parkers Property Services, 1-3 Station Road - BS48 3NW

01275 463096 • sales@parkers-ea.co.uk • www.parkers-ea.co.uk/

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.

