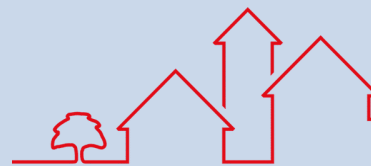




84b Church Lane, Backwell

Guide Price **£650,000**



Parker's

Estate Agents & Property Lettings



84b Church Lane

Backwell, Bristol

This spacious three bedroom detached family home is offered for sale with no onward chain and is located in the highly sought after Church Lane area. Ideally situated for access to highly regarded schools, shops and local amenities, the property presents a fantastic opportunity for families and commuters alike. The well balanced accommodation is in need of some cosmetic updating, providing a blank canvas for those wishing to personalise their new home. The ground floor comprises a welcoming reception hall, a dual aspect sitting room, separate dining room, kitchen and a useful study, ideal for home working or as a playroom. Upstairs, a galleried landing leads to the principal bedroom with en suite shower room, two further double bedrooms and a family bathroom. The location is perfect for commuters, with Nailsea/Backwell mainline train station, Bristol Airport and motorway links all within easy reach. Families will also appreciate the proximity to excellent schools, leisure facilities and countryside walks. The property enjoys well maintained and private outside space to both the front and rear. The front garden is fully enclosed by a brick wall and natural hedging, and is accessed via a timber five bar gate. The property also benefits from a larger than average single garage, which has an up and over door to the front as well as pedestrian doors providing access to both the house and the garden. This attractive home offers excellent potential and is perfectly positioned to enjoy everything this popular location has to offer.

84b Church Lane

Backwell, Bristol

Council Tax Band: E

EPC Energy Efficiency Rating: D

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.



Reception Hall

Entered via hardwood double glazed door with marching glazed panels. Stairs rising to first floor accommodation. Doors to sitting room, dining room, kitchen, study/utility room and garage.

Sitting Room

Feature fire place with inset gas fire and two radiators. UPVC double glazed window to front and UPVC double patio doors to the rear.

Dining Room

Radiator. UPVC double glazed window to rear.

Kitchen

Fitted with a range of wall and base units with square edge work surfaces over. Inset one and a half bowl sink and drainer with mixer tap. Built in electric oven with gas hob and extractor over. Convenient breakfast bar. Spaces for washing machine and fridge/freezer. Vinyl floor covering. UPVC double glazed window to rear and door to rear garden.

Study

Radiator. UPVC double glazed window to rear.

Galleried Landing

Radiator and UPVC double glazed window to front. Doors to all bedrooms and family bathroom.

Principal Bedroom

A range of fitted furniture to include; wardrobes, overbed units and drawers. Radiator and UPVC double glazed window to front. Door to en suite shower room.

En Suite Shower Room

Fully tiled wet room with glazed shower panel, rainfall and handheld showers, vanity unit with inset basin and low level W.C. Heated towel rail and non slip floor covering. Velux window.





Bedroom 2

Fitted double wardrobe and radiator, UPVC double glazed window to rear.

Bedroom 3

Radiator and Velux window to front.

Family Bathroom

Fully tiled and fitted with a suite comprising; panelled bath with mixer tap and shower attachment, pedestal wash basin and low level W.C. Light tunnel, extractor and heated towel rail.

Front Garden

Fully enclosed by brick wall and natural hedging and accessed by timber five bar gate. Predominantly laid to lawn with Tarmac driveway and path leading to a paved patio at the front of the property.

Rear Garden

Fully enclosed by timber panel fence and brick wall with gated access to the front. Laid to paved patio and lawn with mature borders. Timber shed. Outside tap and light.

GARAGE

Single Garage

A larger than average single garage with up and over door to the front and pedestrian doors to the house and garden.

DRIVEWAY

3 Parking Spaces




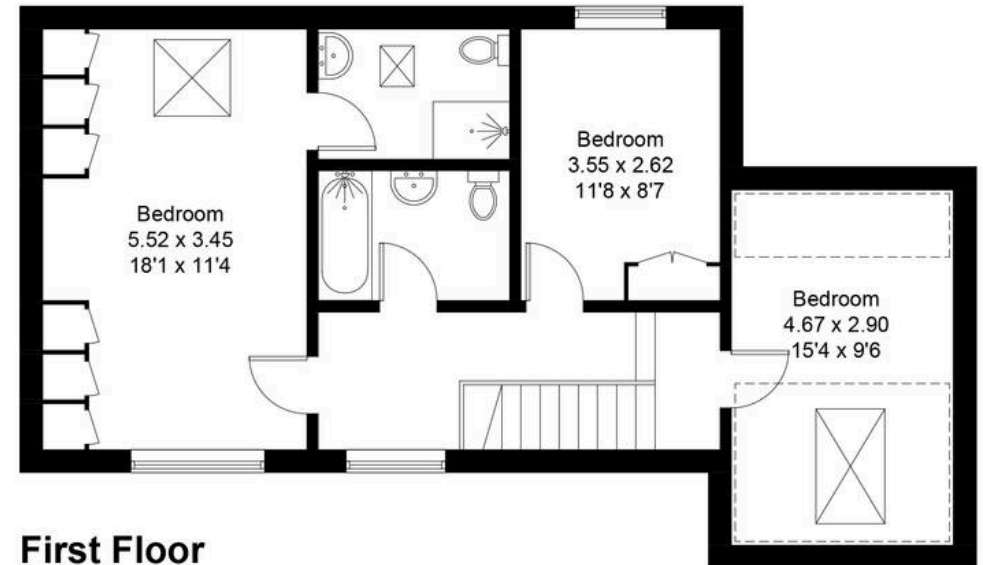
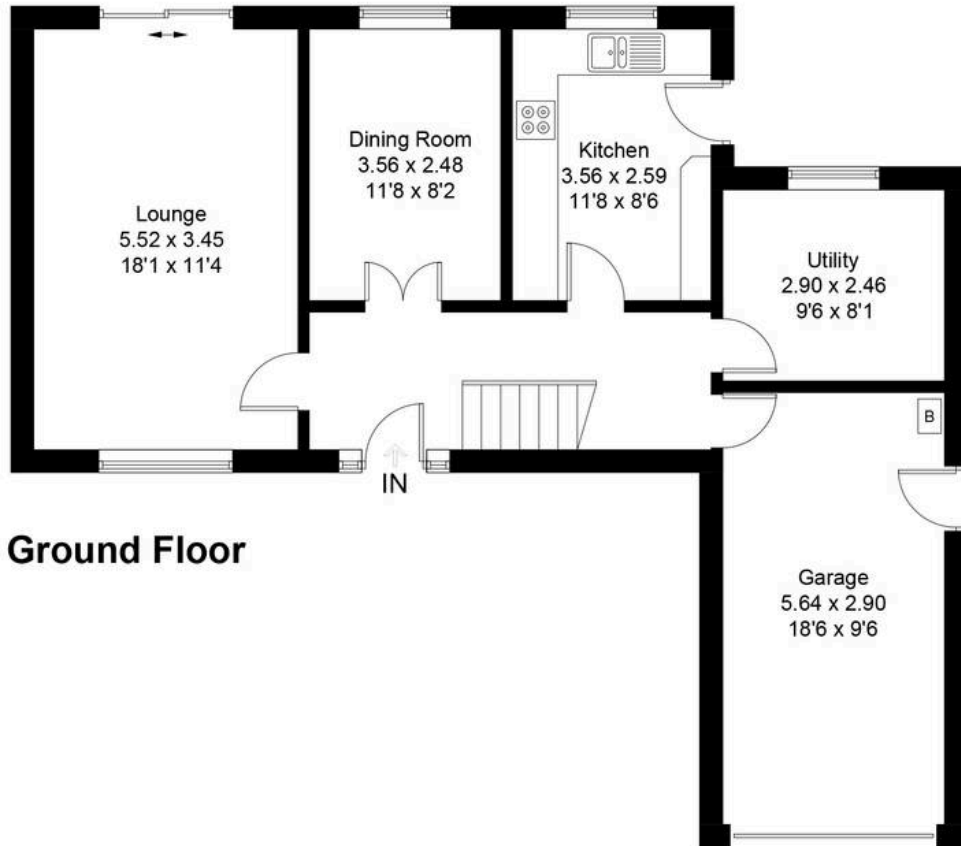


84B Church Lane

Approximate Gross Internal Area = 136.6 sq m / 1470 sq ft
(Including Garage)



 = Reduced headroom below 1.5m / 5'0



For illustrative purposes only. Not to scale. ID1311177
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.
Floor Plan Produced by EPC Provision



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.

