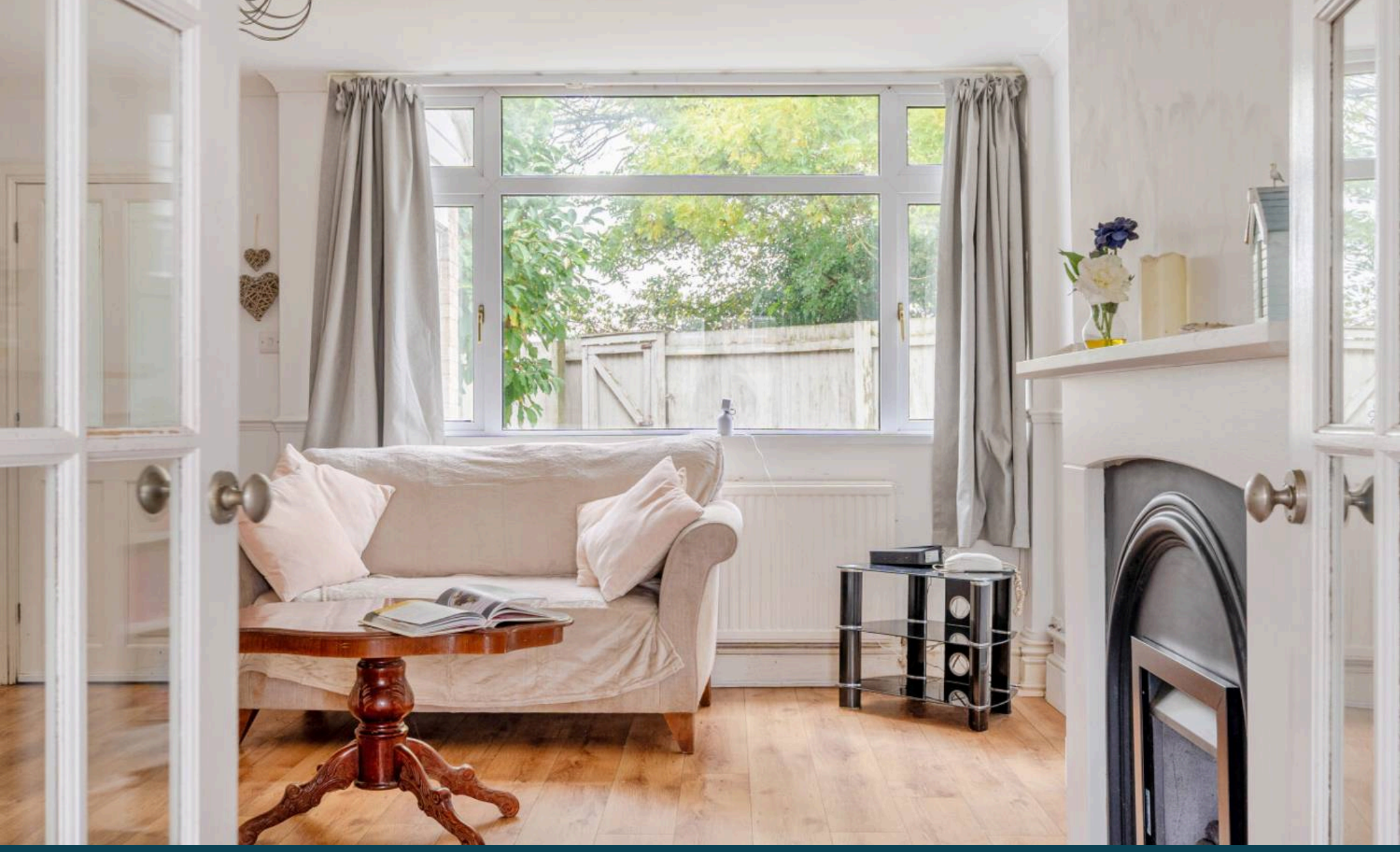


1 The Croft, Backwell

Guide Price £375,000

nested

1 The Croft

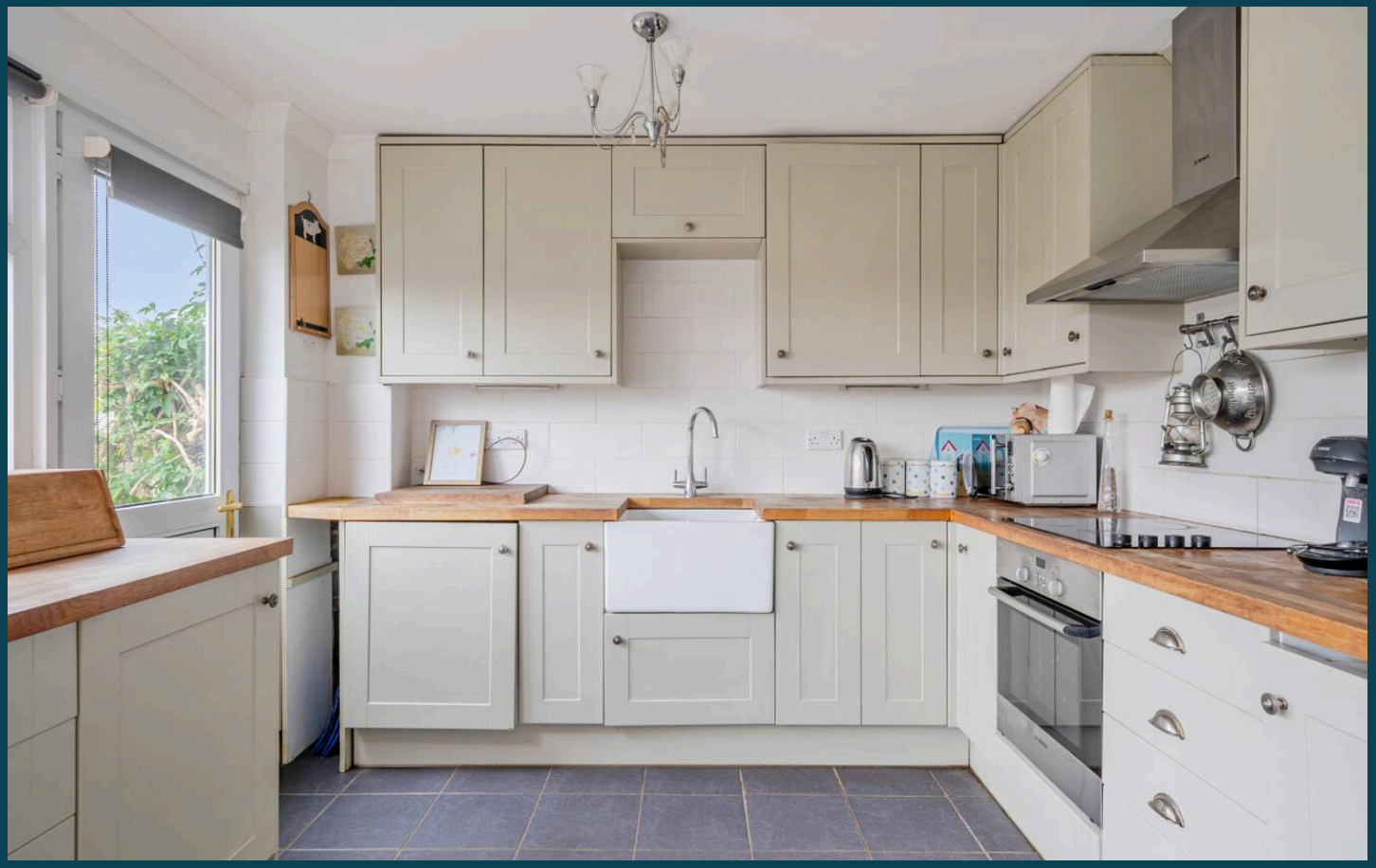
Backwell, Bristol

It's not often that a three-bedroom detached house comes to the market in this popular development, particularly one with a garden of this size. Positioned right at the end of The Croft, with open fields to the front, the property enjoys a fantastic setting and a good degree of privacy.

Offered for sale with no onward chain, the property has pedestrian access to the side, leading around to the front entrance, with additional access and off-street parking to the rear.



nested







Ground Floor Accommodation

The accommodation begins with an entrance hallway, complete with a useful storage cupboard and a downstairs WC.

The living room is a particularly good size, with large windows overlooking the front garden, allowing plenty of natural light into the room. Laminate flooring gives the room a clean, contemporary finish, while glazed double doors open through to the kitchen and dining room.

The kitchen and dining room are generously proportioned, with plenty of space for a dining table. The kitchen features tiled flooring, shaker-style units, wooden worktops and a traditional farmhouse sink, along with integrated appliances and ample storage. A large window brings in natural light, while glazed doors open directly onto the rear garden.

nested





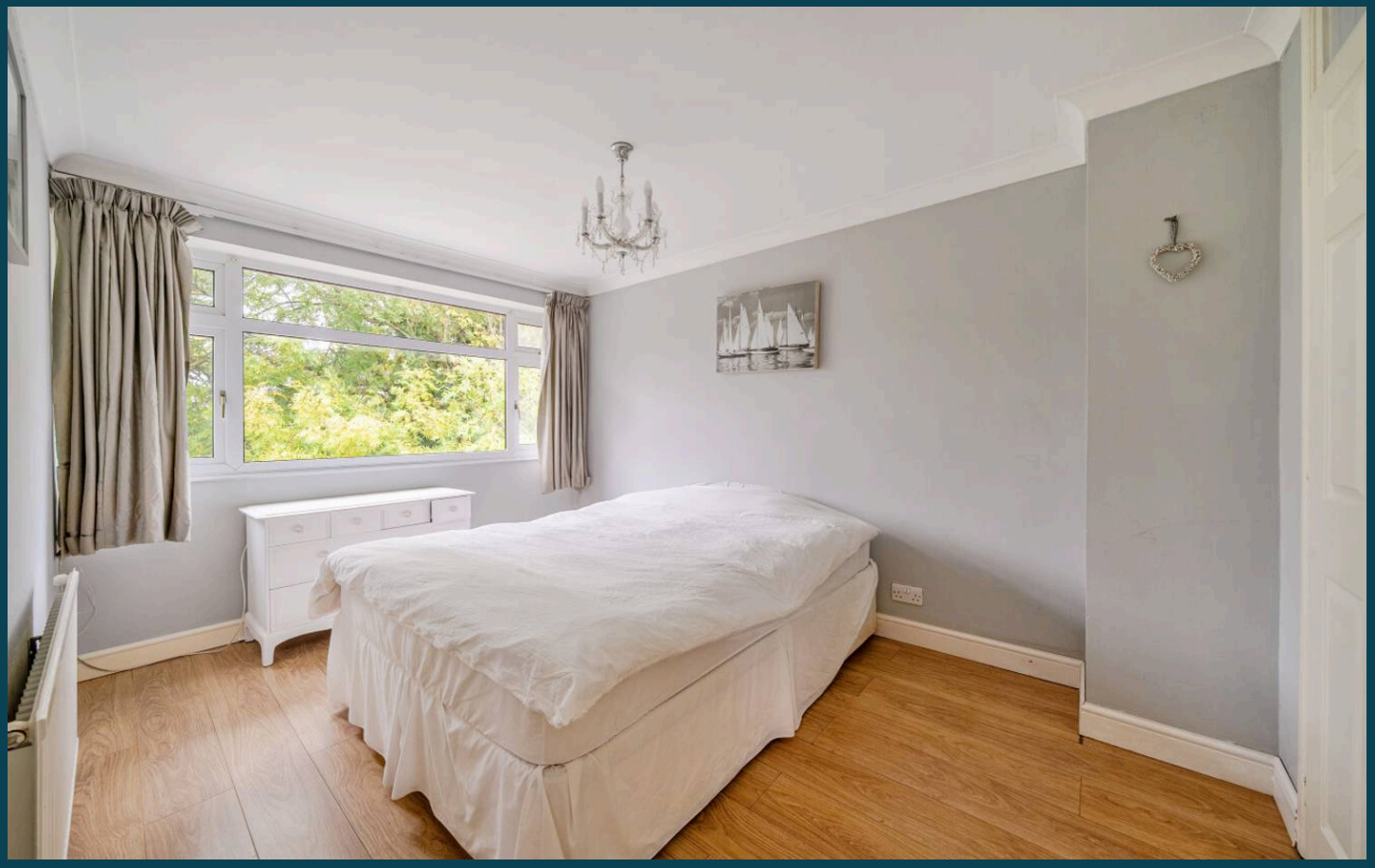


Outside

The gardens extend around the front, side and rear of the house, with the generous space to the side being a real bonus. This also offers potential to extend the property, subject to the necessary planning consents. There is also a small summer house providing useful additional storage.

To the rear, a generous paved patio provides space for outdoor seating and dining, complemented by raised planters and mature shrubs. The position of the gardens means the front enjoys the morning sun, the side benefits from sunshine for much of the day, while the rear catches the evening sun, perfect for relaxing after work. From here, there is further access to the off-street parking area and single garage.

nested







First Floor Accommodation

Upstairs, the landing benefits from a window bringing in natural light, along with a useful storage cupboard.

There are three well-proportioned bedrooms, all featuring laminate flooring and built-in storage. The bedrooms are bright and airy, with large windows offering pleasant outlooks.

The family bathroom is well presented, featuring a freestanding bath with traditional-style fittings, a pedestal washbasin, WC and tiled walls. A window provides additional natural light.

nested

The Location

Backwell is a village in North Somerset, popular with families and buyers moving out of the city, as well as locals who value its strong sense of community. With excellent transport links, including Backwell and Nailsea train station, it offers easy access to Bristol, the airport and surrounding towns, making it ideal for commuters seeking a quieter lifestyle.

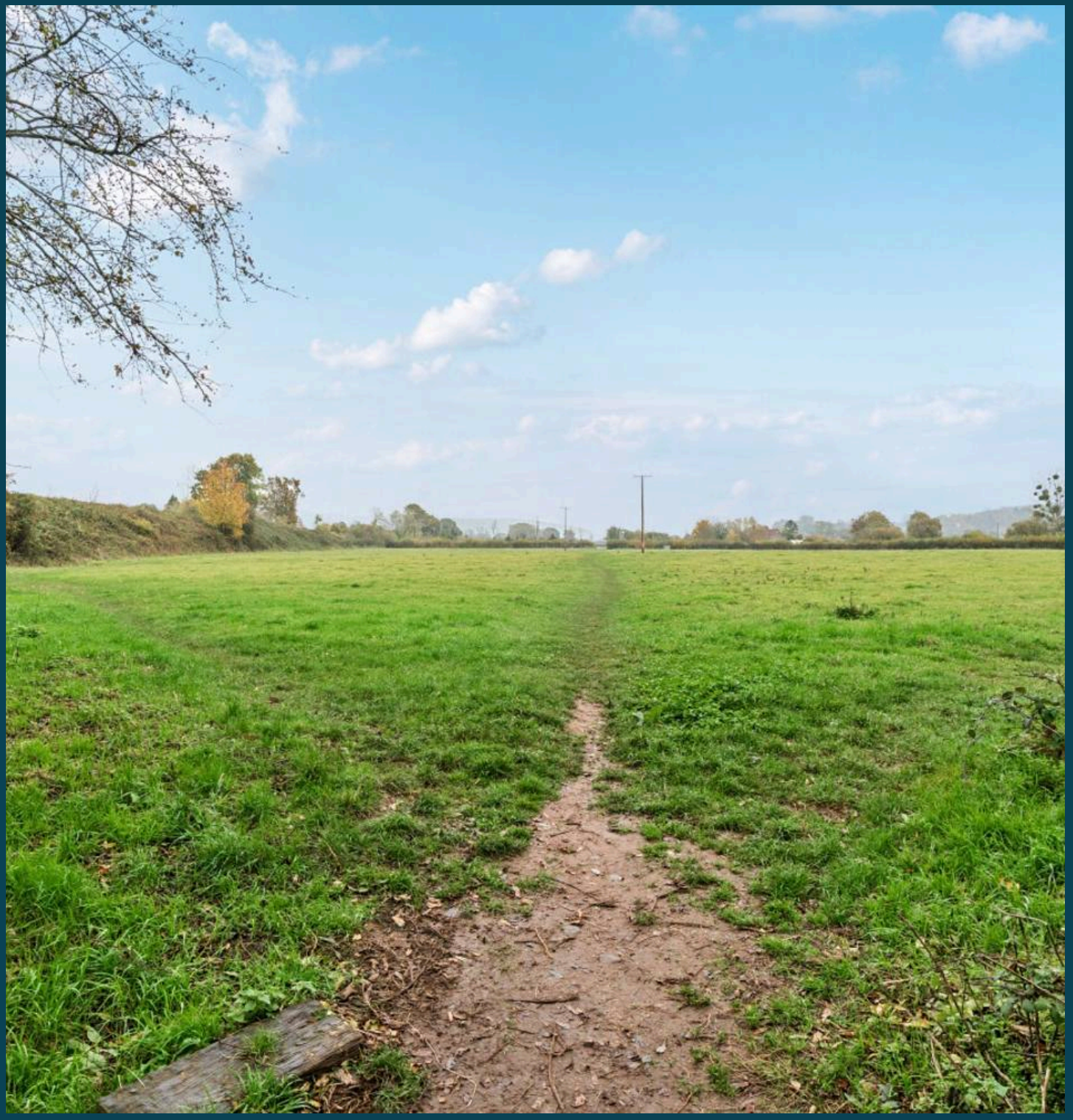
The village benefits from highly regarded schools, local shops, cafes and traditional pubs, offering a practical balance of rural appeal and everyday convenience. Nearby Nailsea further complements this with supermarkets, a shopping centre and additional amenities.

Material Information:

Council Tax band: D

Tenure: Freehold

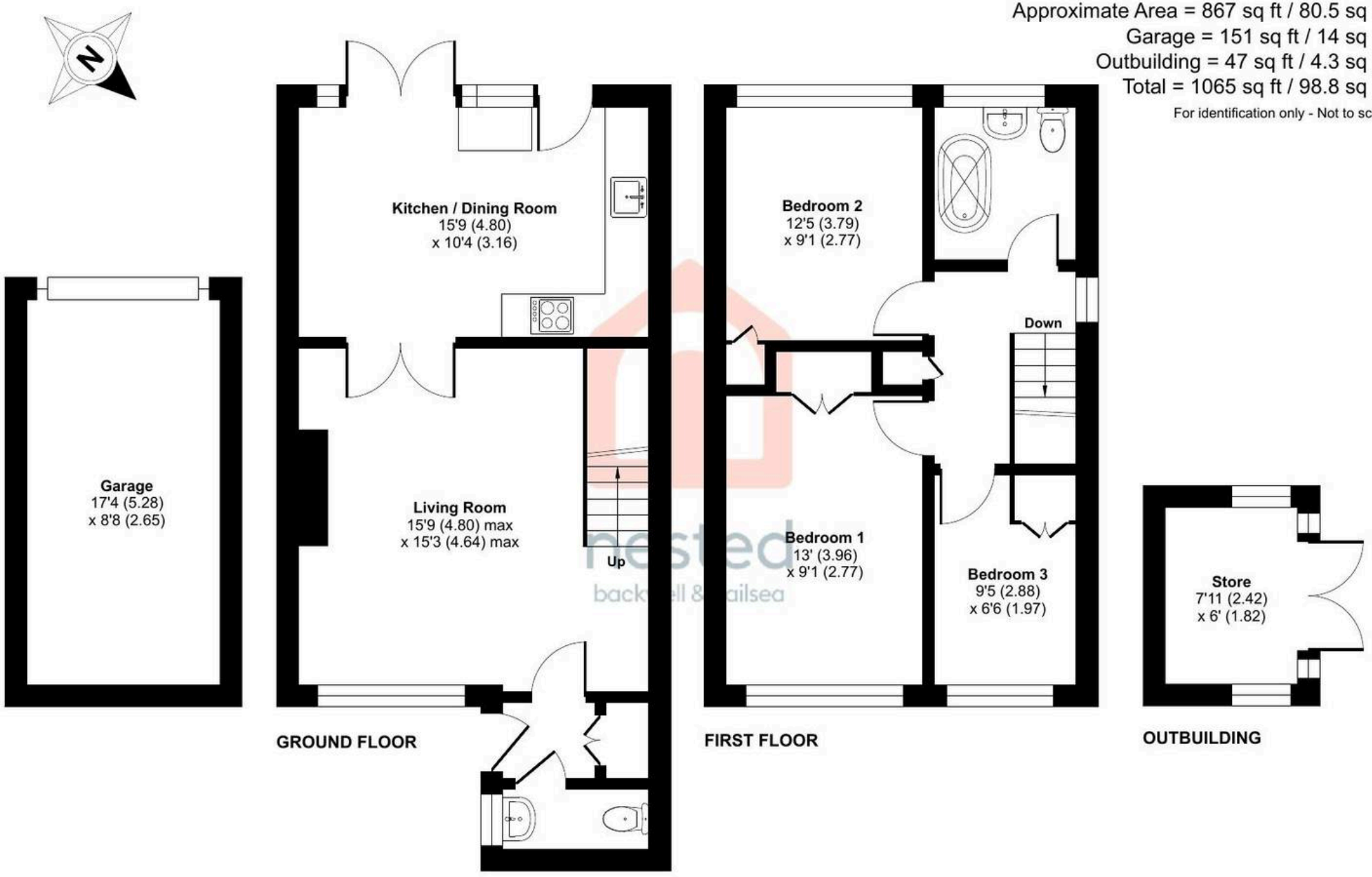
EPC Energy Efficiency Rating: D



nested

The Croft, Backwell, Bristol, BS48

Approximate Area = 867 sq ft / 80.5 sq m
Garage = 151 sq ft / 14 sq m
Outbuilding = 47 sq ft / 4.3 sq m
Total = 1065 sq ft / 98.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
Produced for Simon Russell & Co Ltd (Nested). REF: 1541727



Simon Russell @nested

Fora, 9 Dallington Street, London - EC1V 0LN

01275 620 021 • simon.russell@nested.com • nested.com/

nested