



45 Colliers Gardens, Backwell

Guide Price £585,000



45 Colliers Gardens

Backwell, Bristol

A beautifully presented four-bedroom detached house positioned in one of the best spots within Colliers Gardens. With open fields to the side creating an excellent degree of privacy, this superb family home offers spacious, well designed accommodation, finished to a high standard throughout.

Steps lead to the covered entrance porch and into a spacious entrance hallway with plenty of room for a pram, shoes and coats. There is excellent storage together with a generous downstairs cloakroom/WC.

The lounge extends from the front to the rear of the property, with a window overlooking the front and French doors opening onto the garden. Well designed and finished to a high standard throughout, the layout offers everyday convenience together with an easy connection to the garden all year round. The property has been exceptionally well maintained by the current owners.





Kitchen / Dining Room

Adjacent is the kitchen/dining room, fitted with a range of integrated appliances, an induction hob, generous worktop space and plenty of storage. The dining area enjoys views to both the front and rear, while the wood panelling and carefully chosen interior finishes create a warm, homely feel.

The generous layout provides plenty of space for everyday family life, while the dining area is perfect for catching up with family and friends. The separate utility room offers additional storage and direct access to the garden.

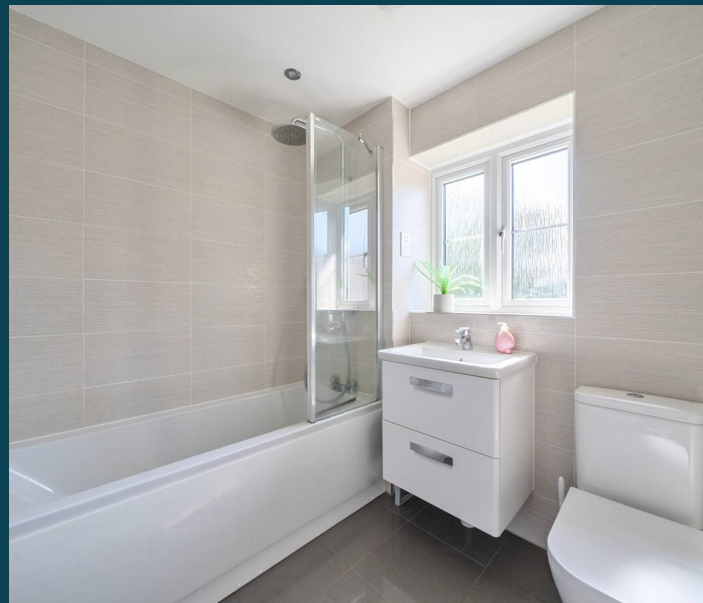




Bedrooms & Bathrooms

Upstairs, the spacious landing benefits from further storage and leads to four well proportioned bedrooms. The principal bedroom features fitted wardrobes and a contemporary en suite shower room, while bedroom three also benefits from built in storage.

The remaining bedrooms are all well proportioned, making them ideal for children, guests or a hobby room, depending on your needs. Completing the first floor is a contemporary family bathroom with attractive tiling, a bath with shower over and quality fittings.



Garden & Outside Space

Outside, the south easterly facing rear garden has been thoughtfully landscaped, with a patio adjoining the house and a composite decked seating area positioned beside the summer house, creating the perfect setting for summer barbecues and outdoor dining. Open fields to the side create an excellent degree of privacy, while external power points add further convenience. The summer house provides versatile space for a home office, gym or hobby room.

Further benefits include side access, several parking spaces, a larger than average detached garage and approximately four years remaining on the NHBC warranty. These garages have proved incredibly versatile within Colliers Gardens, with many owners converting them into home gyms, offices or hobby rooms, subject to any necessary consents.





Location

Backwell is one of the most sought after villages in North Somerset, popular with families and commuters alike. The village combines a strong sense of community with excellent everyday amenities, while Backwell & Nailsea railway station provides direct rail services to Bristol, Bath and London Paddington.

Residents enjoy a choice of local shops, cafés, traditional pubs and highly regarded schools, while nearby Nailsea offers a wider range of supermarkets, independent retailers and leisure facilities. With excellent road and rail links, Bristol Airport just a short drive away and beautiful countryside on the doorstep, Backwell offers an outstanding balance of village living and modern convenience.

Material Information

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

Additional Information

The property is subject to a management charge of approximately **£375 per annum**, payable towards the maintenance of the attractive communal grounds and shared areas within the development.

Colliers Gardens, Backwell, Bristol, BS48

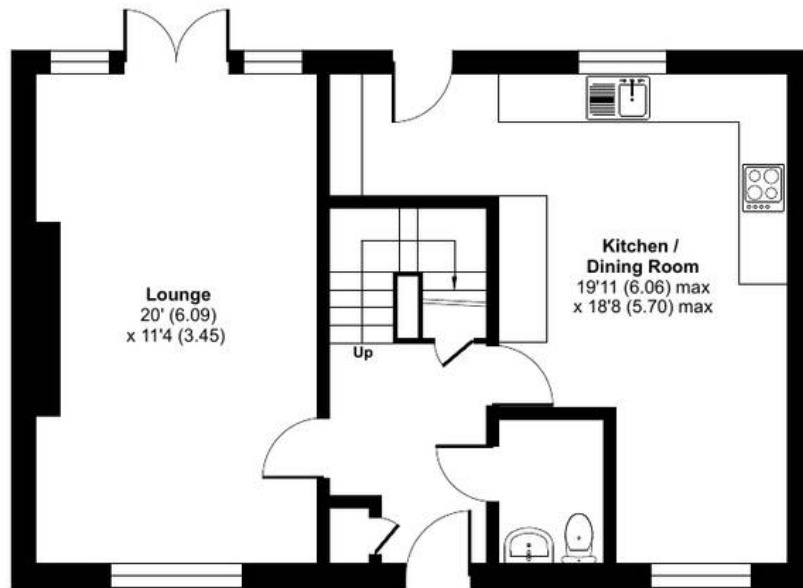
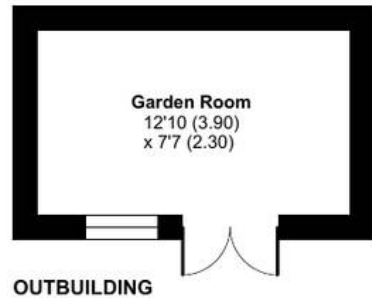
Approximate Area = 1226 sq ft / 113.8 sq m

Garage = 235 sq ft / 21.8 sq m

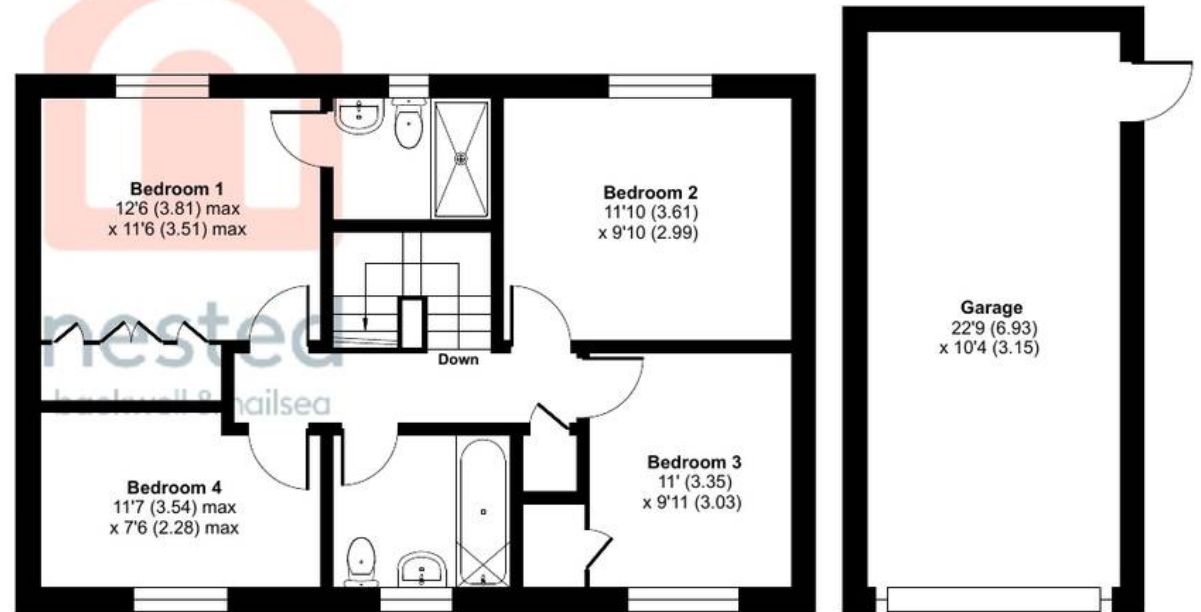
Outbuilding = 97 sq ft / 9 sq m

Total = 1558 sq ft / 144.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





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