



12 Colliers Gardens, Backwell

Guide Price £400,000



12 Colliers Gardens

Backwell, Bristol

A gorgeous three-bedroom semi-detached home arranged over three floors, set within a quiet cul-de-sac of just eight houses. This wonderful home has been beautifully maintained and upgraded by the current owners, featuring herringbone LVT flooring throughout the ground floor, tasteful décor, and feature wall panelling that adds warmth and character.

The ground floor includes an entrance hall, ideal for coats and shoes, leading to the cosy lounge and through to the impressive kitchen/diner. The kitchen is finished with Sage Green Shaker-style units and integrated appliances, including a washer/dryer, slimline dishwasher, microwave, fridge/freezer, and an oven with gas hob and extractor, providing everything you need in a modern home. Doors open directly onto the rear garden, making it perfect for family living and entertaining. There is also a useful under-stairs storage cupboard and a well-designed utility room/WC, helping to keep everything neatly organised.





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Externally, the property offers a lawned front garden and off-street parking for two cars. The rear garden features an L-shaped patio area ideal for outdoor dining, a lawn, side access, and a shed. The plot also includes an additional metre of ground running the length of the garden beyond the side fence, which could be incorporated to create even more space.

Built in 2020 by Taylor Wimpey and complete with NHBC certification and an EPC rating of B, this home is ideally positioned just minutes from Nailsea and Backwell train station, excellent local schools, and a range of shops and supermarkets. Perfect for both upsizers and downsizers seeking a move-in-ready home in a peaceful Backwell location.

The first-floor landing feels spacious and bright, leading to two bedrooms, the rear a generous double, and a contemporary family bathroom. A further staircase leads to the top floor, where you'll find a beautiful main bedroom with vaulted ceilings, built-in storage, and a stylishly finished en suite. The room is impressively large, to the point where even a king-size bed looks small, a real retreat that feels open, airy and luxurious.

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 boasts highly rated schools, local shops, cafes, and traditional pubs — striking a perfect balance between rural appeal and convenience. Nearby Nailsea complements this with supermarkets, a shopping centre, and everyday essentials.

Whether you're after a cosy cottage or a spacious family home, Backwell offers a range of properties to suit every lifestyle. Discover what makes this village such a special place to call home.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

Freehold with an annual estate management charge of approximately £338.27 for communal upkeep.



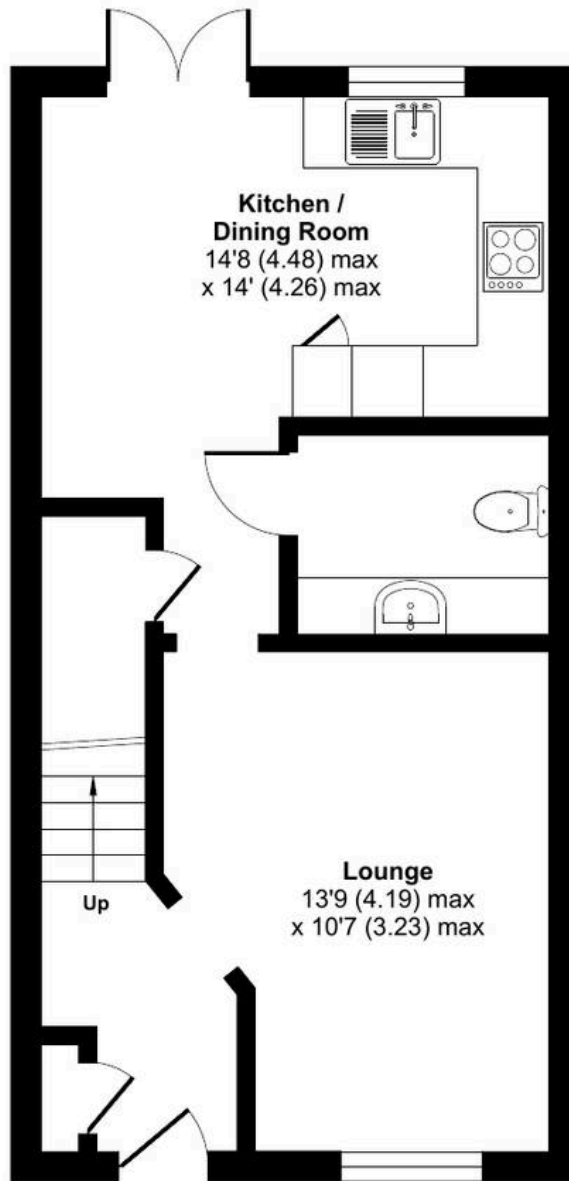




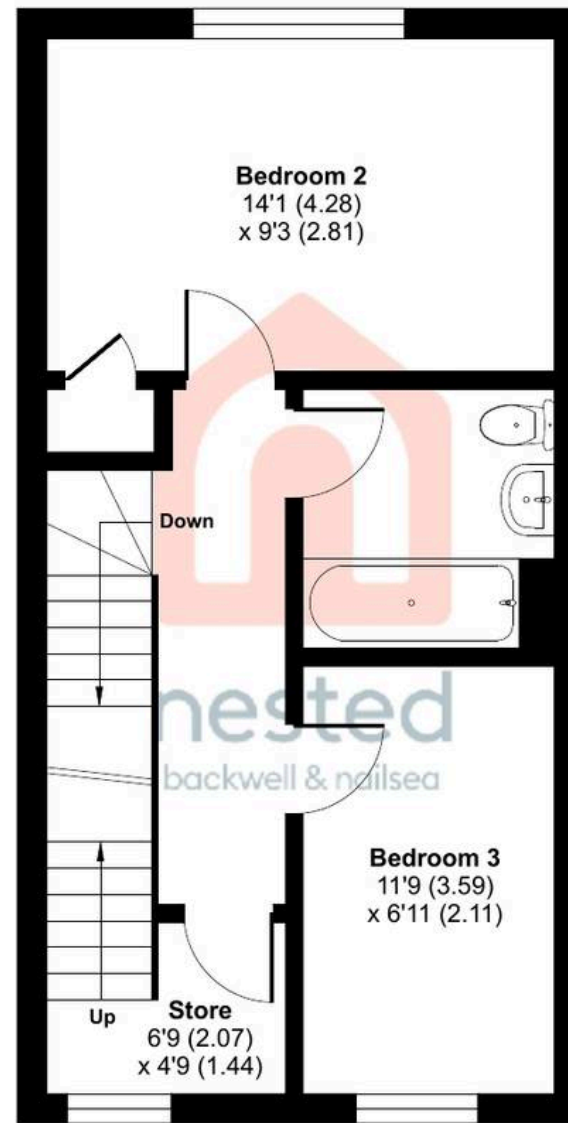
Colliers Gardens, Bristol, BS48

Approximate Area = 1109 sq ft / 103 sq m

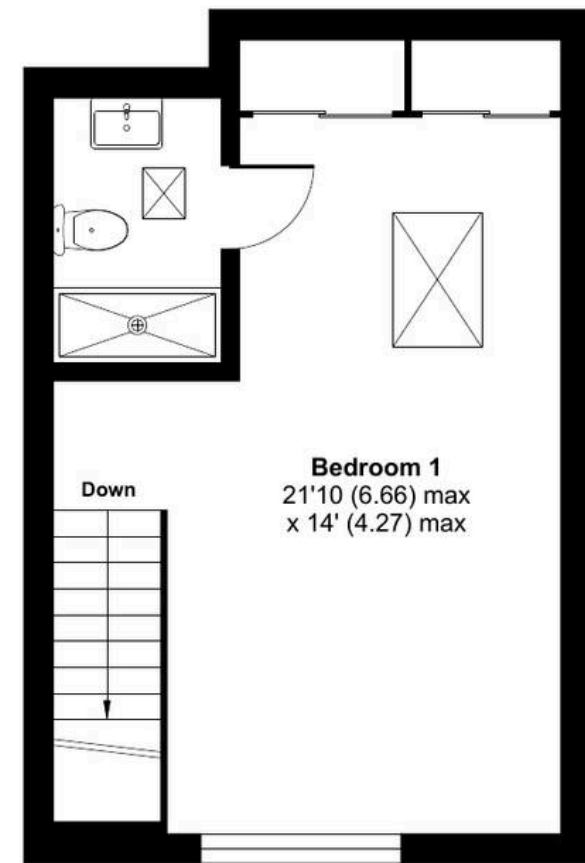
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Simon Russell & Co Ltd (Nestled). REF: 1361148



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