



1 Colliers Gardens, Backwell

Guide Price £715,000



1 Colliers Gardens

Backwell, Bristol

Occupying a generous plot within a sought-after development, this beautifully presented six-bedroom detached home offers approximately 1,885 sq ft of flexible accommodation thoughtfully arranged over three floors for modern family living.

Beautifully presented throughout, the home has been decorated in a stylish palette of warm, contemporary tones, creating an inviting atmosphere that flows effortlessly from room to room.

The beautifully appointed open plan kitchen and dining room has been designed with family life in mind. Silestone worktops, a generous central island and integrated appliances are complemented by extensive glazing to the front and side, flooding the room with natural light and creating a bright, welcoming space for cooking, dining and entertaining.

A separate utility room, with direct access to the garden, provides valuable additional workspace while helping to keep the kitchen organised and clutter free.





Living Space & Garden Connection

A spacious central hallway provides a wonderful sense of arrival, with built-in storage cupboards and a larger than average downstairs WC offering additional storage.

From here, the dual aspect lounge stretches from the front of the property to the rear, with a large front-facing window and French doors opening onto the garden, creating a superb space to relax or entertain throughout the year.

The French doors create a seamless connection between the lounge and the beautifully landscaped rear garden, making it easy to enjoy indoor and outdoor living during the warmer months. Whether hosting family and friends or simply unwinding after a busy day, this is a space designed to be enjoyed throughout the seasons.





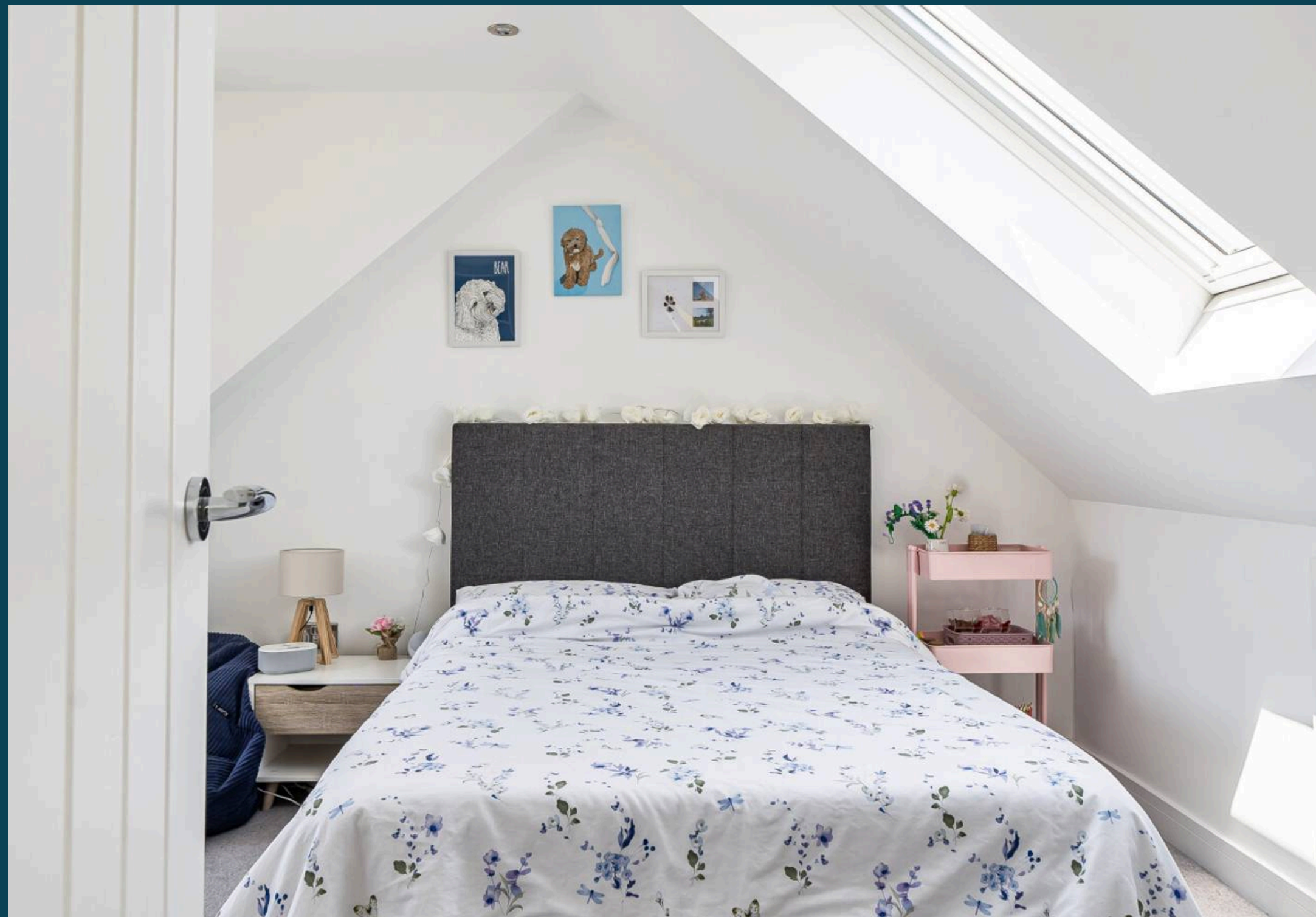
Bedrooms & Loft Conversion

The first floor offers a spacious landing with additional built-in storage, four well-proportioned bedrooms and a contemporary family bathroom. The principal bedroom enjoys fitted wardrobes and a stylish en-suite shower room, while one of the remaining double bedrooms also benefits from fitted wardrobes. The dual aspect single bedroom features a useful built-in cupboard, with an abundance of natural light adding further character to the room.

The current owners have significantly enhanced the home with an impressive loft conversion, adding two further double bedrooms and increasing both the space and flexibility of the accommodation. Each bedroom benefits from its own en-suite shower room, clever eaves storage and attractive vaulted ceilings, while elevated views towards the rear of Backwell complete this superb top floor. It is perfectly suited to older children, visiting guests or multi-generational living.





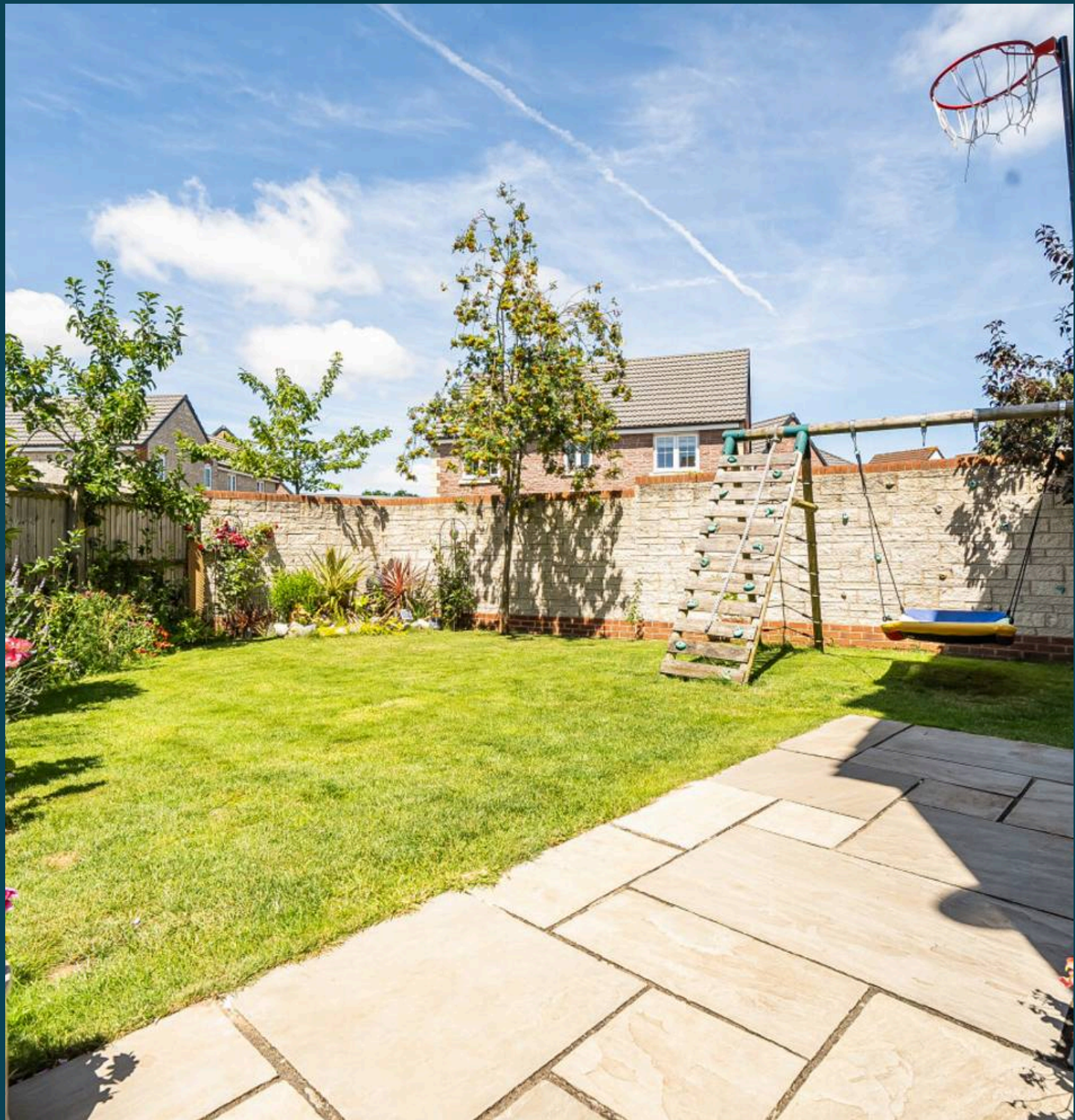


Gardens & Outdoor Living

Outside, the landscaped rear garden has been thoughtfully designed with family life in mind, offering generous patio areas, established planting, colourful borders, a children's play area and plenty of lawn. Beyond the main garden, a further section provides raised vegetable beds, additional seating areas and access to the converted garage.

The garage has been professionally converted to create a fully equipped home gym, benefiting from French doors and a side window that flood the space with natural light. It could equally be used as a home office, creative studio or hobby room. A separate storage area has been retained, providing excellent space for bicycles, camping equipment and garden tools.

To the front, the property enjoys off-road parking for two vehicles, complemented by a beautifully landscaped frontage where the current owners have thoughtfully planted a variety of shrubs, flowers and established planting, creating an attractive first impression.





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, cafés 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.

Backwell offers a broad range of properties, from character homes to larger detached houses, making it a consistently strong choice for buyers looking for space, community and accessibility.

Material Information

Council Tax Band: E

Tenure: Freehold

Estate Management Charge: Approximately £375 per annum for the maintenance of the communal grounds.

EPC Energy Efficiency Rating: B

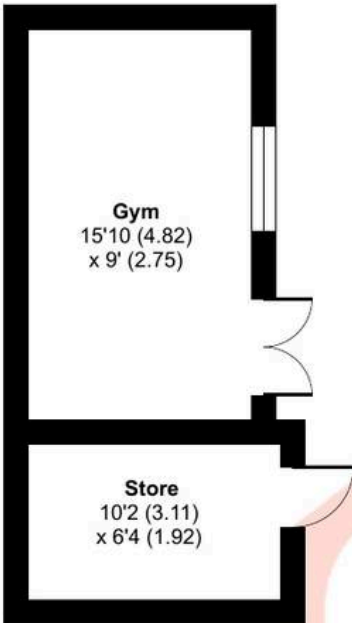
Colliers Gardens, Backwell, Bristol, BS48

Approximate Area = 1678 sq ft / 155.8 sq m

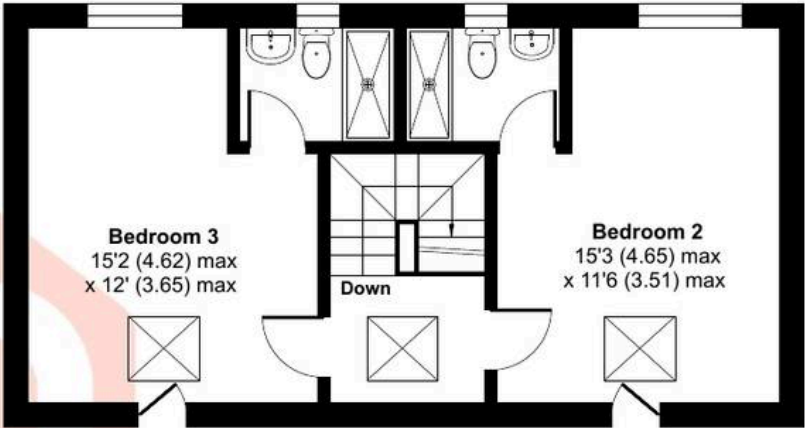
Outbuilding = 207 sq ft / 19.2 sq m

Total = 1885 sq ft / 175 sq m

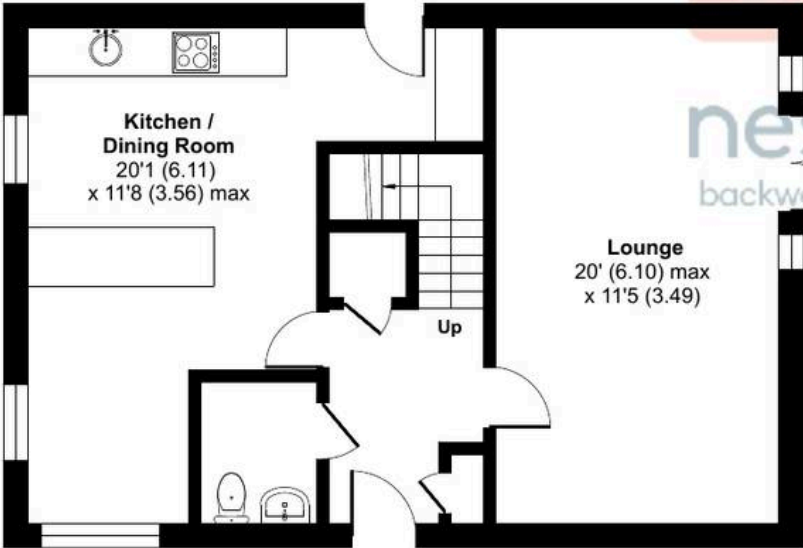
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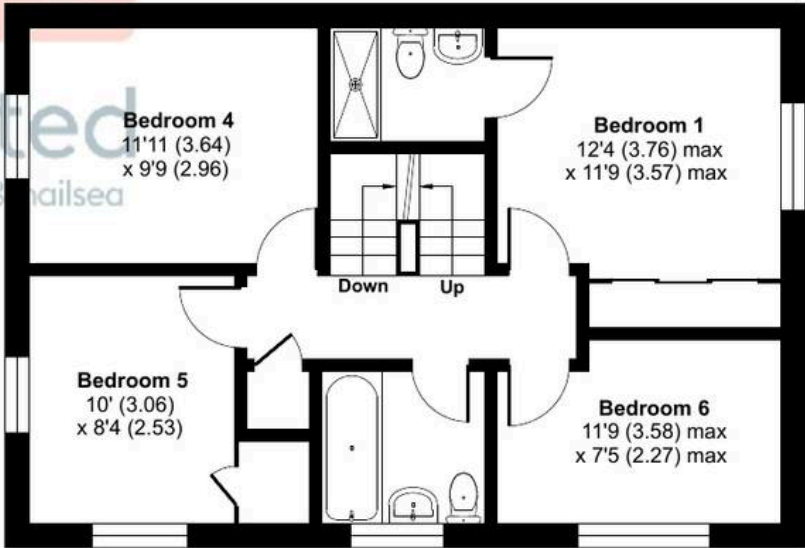
OUTBUILDING 1 / 2



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



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