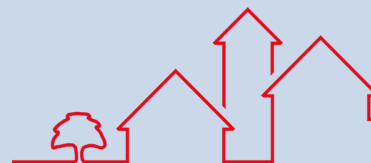




40 Oakleigh Close, Backwell

Guide Price £750,000



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40 Oakleigh Close

Backwell, Bristol

This exceptional four-bedroom detached house presents a rare opportunity to acquire a substantial family home in one of the area's most desirable hillside cul-de-sacs. Built by the renowned Voisey company and thoughtfully extended to provide generous and versatile accommodation, the property comes to the market for the first time since 1971.

Occupying an outstanding plot, the house is sensibly priced to reflect the need for modernisation, offering an ideal canvas for buyers wishing to personalise their next home. The welcoming reception hall features attractive parquet flooring and provides access to the cloakroom, sitting room, dining room and kitchen/breakfast room, which in turn leads to the utility room. Upstairs, there are four double bedrooms, a family bathroom and a separate shower room.

The outside space is equally impressive, with an extensive front garden enhancing the property's kerb appeal and providing a sense of privacy within the quiet cul-de-sac. A generous driveway offers parking for several vehicles and leads to the attached garage. To the rear, the glorious mature garden is both private and secluded, featuring established planting, level lawns and a variety of shrubs and trees that create a tranquil setting for outdoor entertaining and family relaxation. The size and layout of the plot may also offer potential for further extension or reconfiguration, subject to the necessary consents.

40 Oakleigh Close

Backwell, Bristol

Ideally situated for families, the property is conveniently located for highly regarded local schools and offers excellent transport links, including easy access to Bristol Airport, making it an attractive choice for commuters and frequent travellers alike.

This is a rare chance to secure a spacious family residence with outstanding outside space in a highly favoured location and create a home tailored to individual tastes and requirements.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

BACKWELL:

Backwell, a hidden gem in North Somerset, offers an idyllic lifestyle with its charming landscapes and warm community. Nature lovers can explore rolling hills, fields, and woodlands, with Nailsea Moor and Backwell Lake providing wildlife spotting and peaceful retreats. Families thrive in the nurturing community, supported by excellent schools and a vibrant village centre with local shops and cafes. Connectivity is convenient, with a railway station and easy access to Bristol and other major cities, including London. Backwell combines rural tranquillity with modern amenities, creating a fulfilling and balanced lifestyle.



Reception Hall

Well-presented communal reception hall providing an attractive and secure entrance to the property, with original features creating a welcoming environment.

Cloakroom

Convenient ground-floor cloakroom comprising a low-level WC and wash hand basin, providing practical facilities for guests and everyday use.

Sitting Room

Bright and spacious living room featuring ample natural light and generous proportions, providing a comfortable and versatile space for relaxing, entertaining, and family living.

Dining Room

Bright and spacious dining room, perfect for both formal dining and everyday family living, providing a versatile space for entertaining and social gatherings.

Kitchen

Well-appointed kitchen fitted with a range of wall and base units, providing ample storage and worktop space, ideal for everyday cooking and meal preparation.

Utility Room

Practical utility room providing additional storage and workspace, with dedicated space for laundry appliances and helping to keep the main kitchen clutter-free.

Landing

Well-presented landing providing access to all first-floor accommodation and creating a bright and airy feel throughout the home.

Bedroom 1

Generously sized principal bedroom offering a bright and comfortable retreat, with ample space for bedroom furnishings and benefiting from a pleasant outlook.

Bedroom 2

Generous second bedroom featuring excellent proportions and a bright, airy feel, providing a versatile space suitable as a guest room, children's bedroom, or home office.





Bedroom 3

Generous third bedroom featuring excellent proportions and a bright, airy feel, providing a versatile space suitable as a guest room, children's bedroom, or home office.

Bedroom 4

Generous second bedroom featuring excellent proportions and a bright, airy feel, providing a versatile space suitable as a guest room, children's bedroom, or home office.

Family Bathroom

Well-appointed family bathroom comprising a bath with shower over, WC, and wash hand basin, finished to a practical standard.

Shower Room

Contemporary shower room fitted with a walk-in shower enclosure, WC, and wash hand basin, finished to a modern and practical standard.

Driveway & Garage

Private driveway providing off-street parking and access to a garage, offering secure parking along with useful additional storage space.



Front Garden

Rear Garden

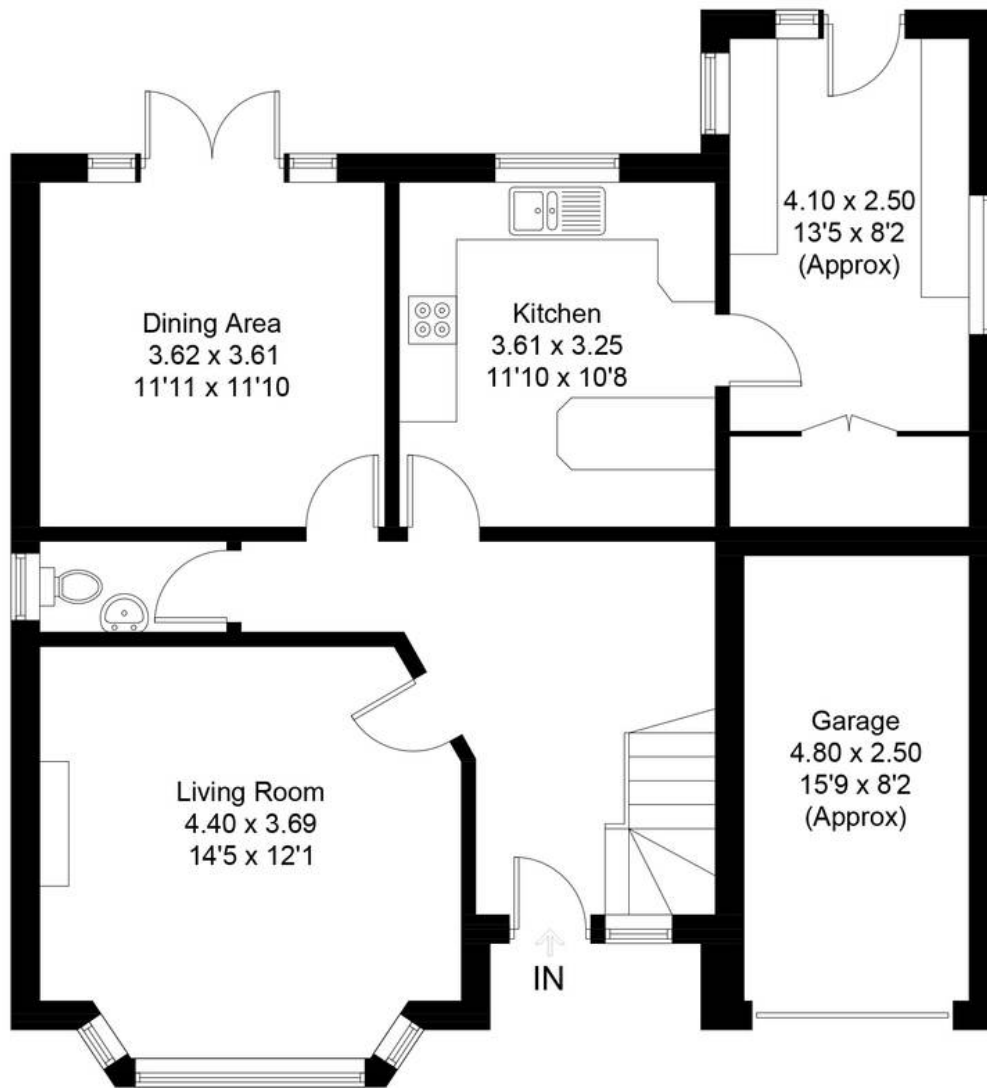
DRIVEWAY

3 Parking Spaces

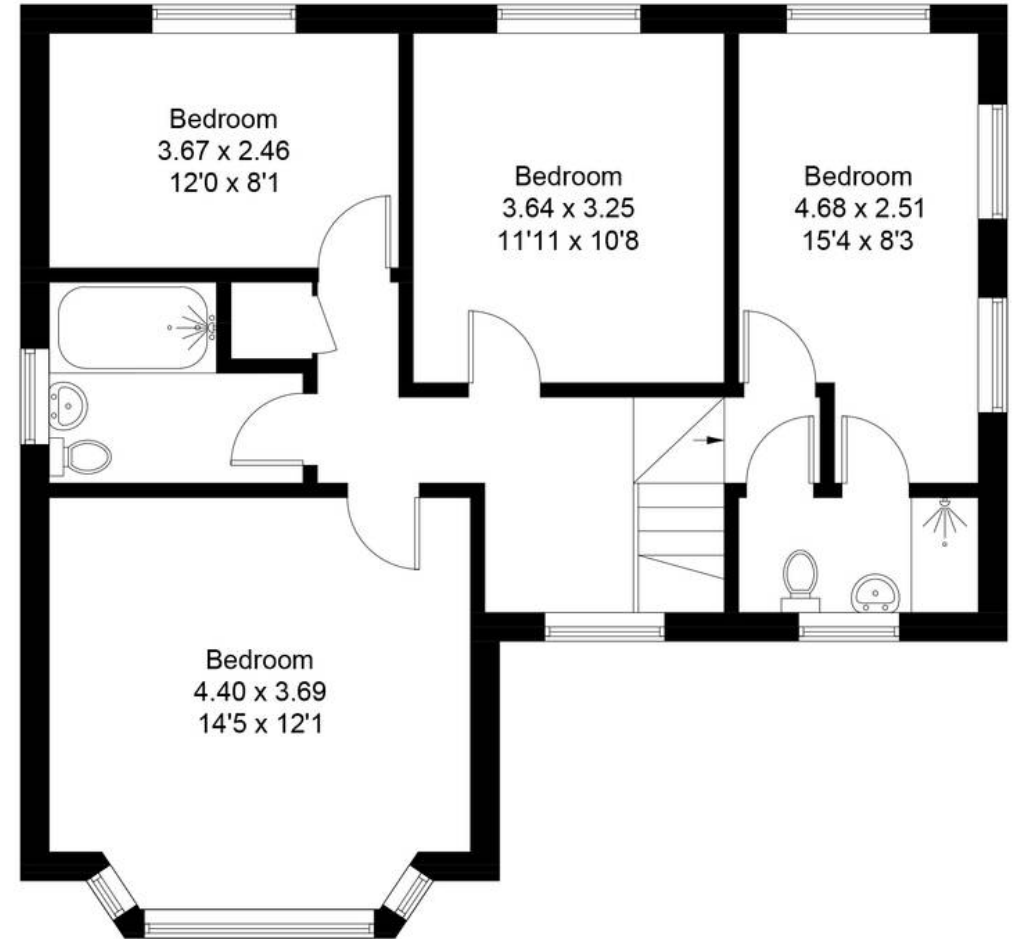


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Approximate Gross Internal Area = 144.8 sq m / 1559 sq ft
(Excluding Garage)



Ground Floor



First Floor

For illustrative purposes only. Not to scale. ID1306612
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.

