



5 COLLIER'S GARDENS, BRISTOL, BS48 3DT



# 5 COLLIERS GARDENS

BRISTOL , BS48 3DT

- Executive four bedroom detached family home
- Quiet Cul De Sac Location
- Walking distance of Backwell C of E Junior & Backwell senior schools
- High EPC & Electric Charging Point
- Set in largest plot in the development
- Garage converted into a Gym with storage/utility area to the front
- Walking distance to Nailsea & Backwell train station & Excellent bus routes to the city of Bristol

## LOCATION

Colliers Gardens is an established and peaceful residential development situated in the heart of the highly sought-after village of Backwell. The village is particularly renowned for its excellent schooling, strong transport connections, and desirable semi-rural lifestyle, making it one of North Somerset's most popular locations for families and commuters alike.

Backwell is especially well regarded for its educational provision. The village is home to Backwell School, consistently recognised as one of the area's leading secondary schools, alongside several well-rated primary schools including Backwell Church of England Junior School and Backwell Infant School. The area also offers convenient access to a number of independent schools in Bristol and North Somerset, all of which are easily reached via road or rail.

Transport links are a key attraction of the village. Backwell railway station is within easy reach and provides regular direct services to Bristol Temple Meads, with onward connections to London and the wider South West. This makes the area particularly appealing to those commuting into the city or further afield. Road links are equally impressive, with the A370 providing swift access to Bristol city centre, Clevedon, and Weston-super-Mare, while the nearby M5 motorway offers excellent regional connectivity. Bristol Airport is also easily accessible, making the location ideal for frequent travellers.

Despite its excellent connectivity, Backwell retains a charming village atmosphere, with a range of local shops, cafes, public houses, and everyday amenities all close at hand. The surrounding countryside, including nearby woodland walks and access to the Mendip Hills Area of Outstanding Natural Beauty, provides plentiful opportunities for outdoor recreation, walking, and cycling.

Colliers Gardens therefore offers an exceptional combination of quality schooling, outstanding transport links, and an attractive village setting, all within easy reach of Bristol and the wider North Somerset area.







## SUMMARY

The ground floor is centred around a superb open kitchen and dining space, forming the heart of the home and ideal for both everyday living and entertaining. This is complemented by a separate utility area for added practicality. A generously proportioned living room is filled with natural light and enjoys direct access onto the beautifully landscaped rear garden. A spacious and well-appointed downstairs WC completes the ground floor accommodation.

Upstairs, the property offers four elegant and well-proportioned bedrooms, including a luxurious principal suite with a private en-suite shower room. The remaining bedrooms are served by a modern family bathroom, providing flexible accommodation suited to families, guests, or home-working.

Externally, the home continues to impress with a fully enclosed and private rear garden, thoughtfully designed for low maintenance and maximum enjoyment. The garden features a stylish patio area, an artificial grass lawn, and a separate enclosed decking area, creating multiple spaces for outdoor dining, relaxation, and entertaining.

A detached garage has been intelligently adapted to provide versatile accommodation, with the front section offering utility and storage space and the rear converted into a private gym. To the front of the property is driveway parking for at least three vehicles, along with the added benefit of an electric vehicle charging point.

Combining contemporary design, modern convenience, and a prime village location close to excellent schools and transport links, this outstanding home represents a rare opportunity to acquire a high-quality property in one of North Somerset's most desirable locations.

## ADDITIONAL INFORMATION

Tenure: Freehold

Services Connected: Mains Water, Electric, Gas central heating & Mains Drainage.

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: E

EPC: B



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## FLOORPLAN

FOR GUIDANCE ONLY, NOT TO SCALE AND NOT TO BE RELIED UPON AS A STATEMENT OF FACT.

TOTAL SQUARE FOOTAGE: SQ FT

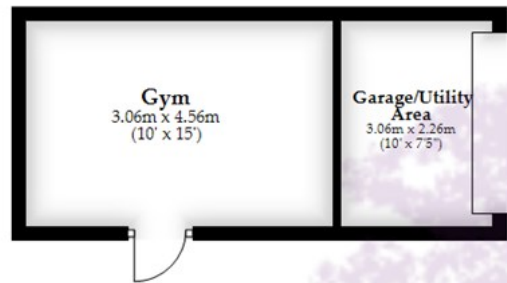
COUNCIL TAX BAND: E

RECEPTION ROOMS: 2

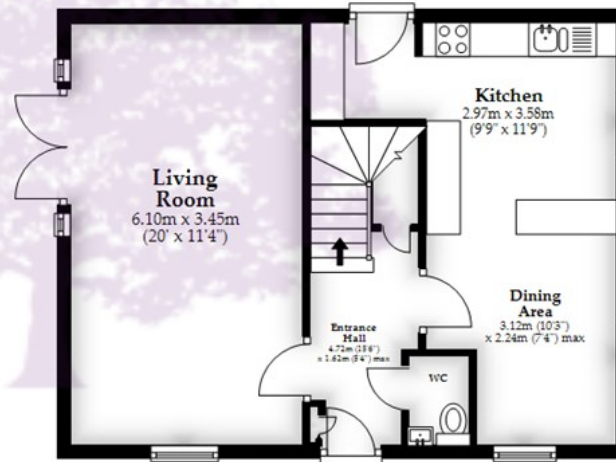
BEDROOMS: 4

BATHROOMS: 2

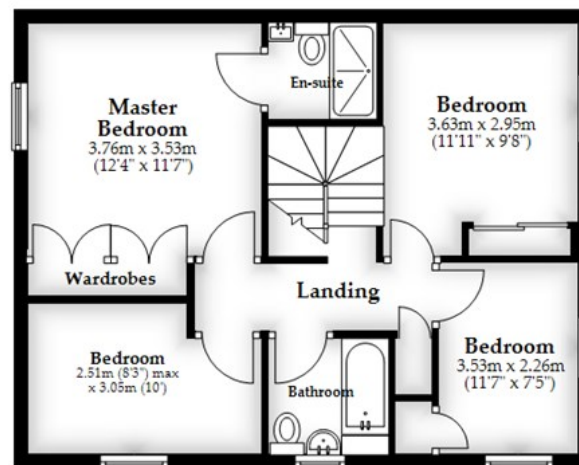
TENURE: FREEHOLD



Ground Floor



First Floor



Total area: approx. 126.5 sq. metres (1361.8 sq. feet)

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.

Plan produced using PlanUp.





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