



# 9 Mulberry Close, Backwell

Guide Price £450,000





## 9 Mulberry Close

Backwell, Bristol

Set within a generous plot with driveway and garage, this three bedroom semi-detached home offers excellent potential for a buyer looking to modernise and create a long term family home.

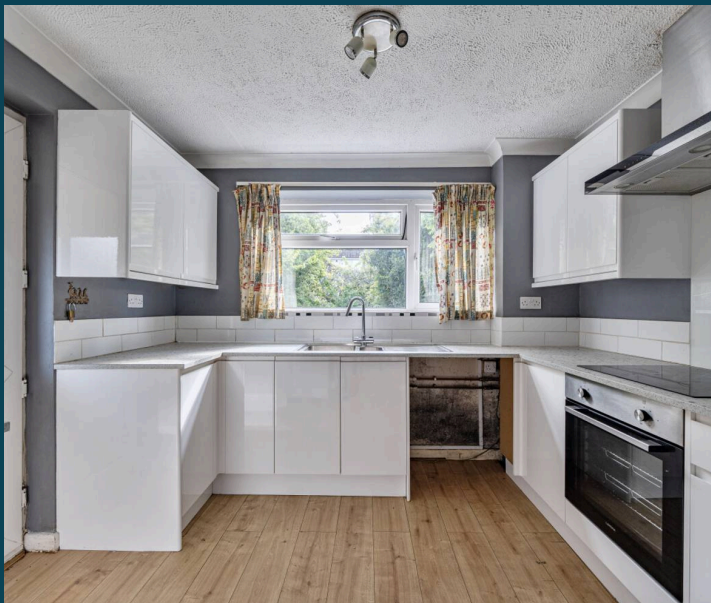
The property opens into a spacious entrance hallway with access to both the lounge and kitchen, along with useful potential for storage under the stairs.

The lounge is a bright reception room with large windows and sliding doors connecting to the rear dining room, creating flexible living and entertaining space.

The kitchen overlooks the garden and provides good storage and workspace.

The adjoining dining room works well as it is currently, but also offers exciting scope to create a larger open plan kitchen/dining space with improved access to the garden.

Set off the kitchen is a useful inner hallway with access through to the garden, along with a WC and utility cupboard, making it a practical everyday family space.



## Garden & Outside Space

One of the standout features of the property is the generous rear garden. The southerly facing rear garden is a fantastic size and far bigger than the photos perhaps suggest, with mature trees, lawn and plenty of privacy, making it ideal for families, gardening enthusiasts or buyers wanting outdoor space.

To the front is a lawned garden along with driveway parking for a couple of cars, a garage and useful side access through to the rear garden.



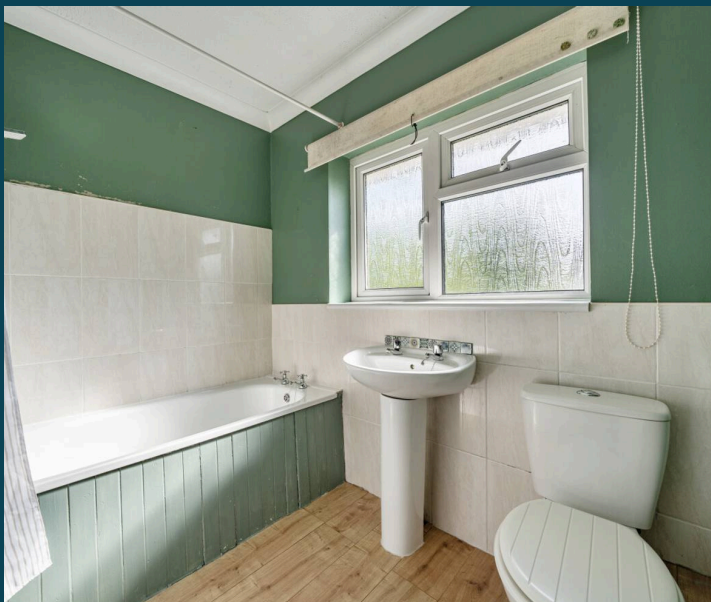


## Bedrooms & Bathroom

Upstairs are three well proportioned bedrooms, including two good doubles. The rear bedroom benefits from built in wardrobes, whilst the single bedroom feels particularly spacious thanks to its large window and pleasant outlook. There is also a family bathroom. The layout works particularly well for growing families or buyers looking for additional guest or home office space.

## The Opportunity

Offered to the market with no onward chain, this property offers huge potential. Subject to the necessary planning permission, there could also be scope to extend to the side or rear in the future. Situated on a lovely road with very little through traffic, the property enjoys a peaceful and family friendly setting.



## Location

Backwell is a popular village in North Somerset, well regarded for its strong sense of community, excellent schools and convenient access to Bristol and the surrounding areas.

With Backwell and Nailsea train station nearby, along with easy access to the airport and motorway networks, the village is particularly popular with commuters looking for a quieter lifestyle whilst remaining well connected.

The village offers a good range of local shops, cafés, pubs and everyday amenities, with nearby Nailsea providing supermarkets and additional facilities.

## Material Information

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





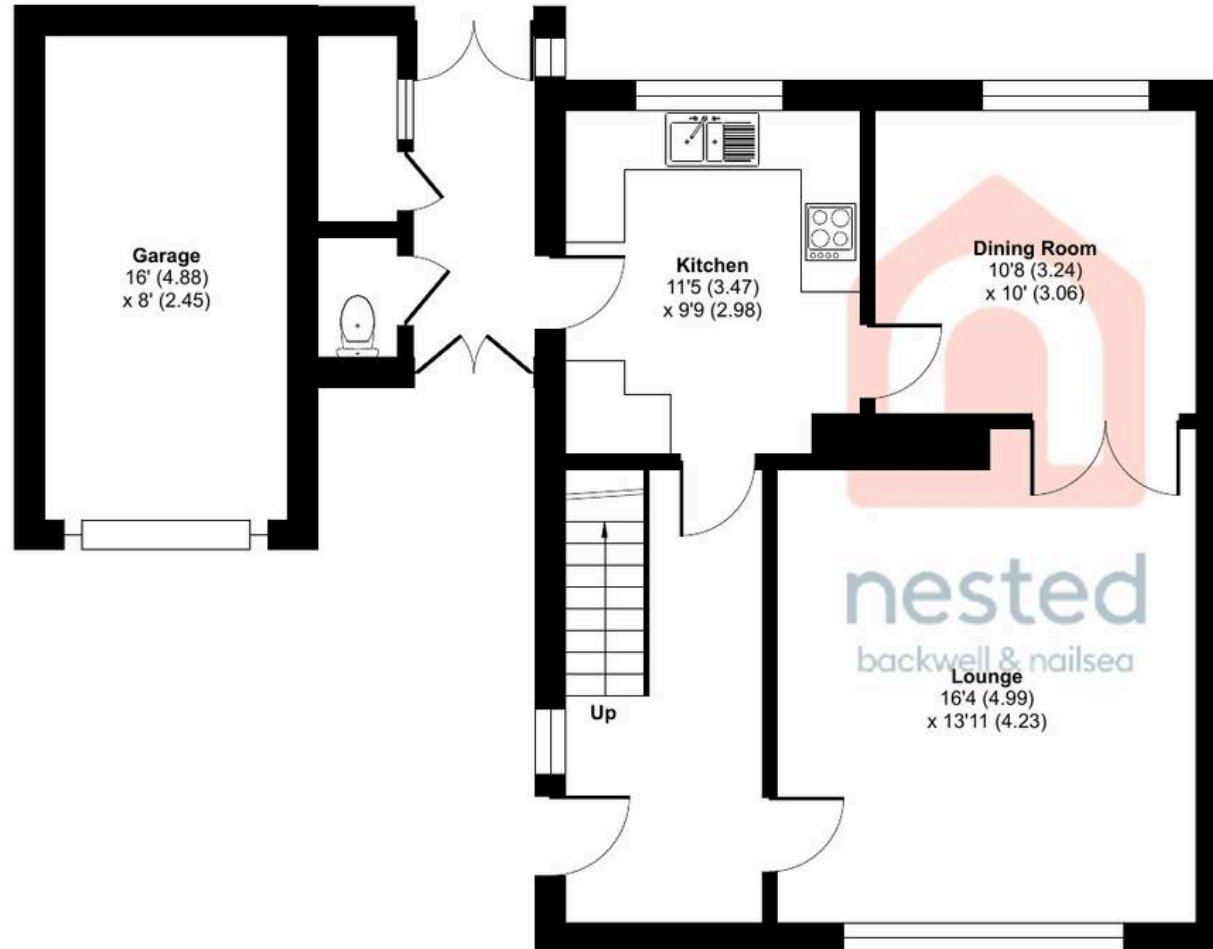
# Mulberry Close, Backwell, Bristol, BS48

Approximate Area = 1207 sq ft / 112.1 sq m

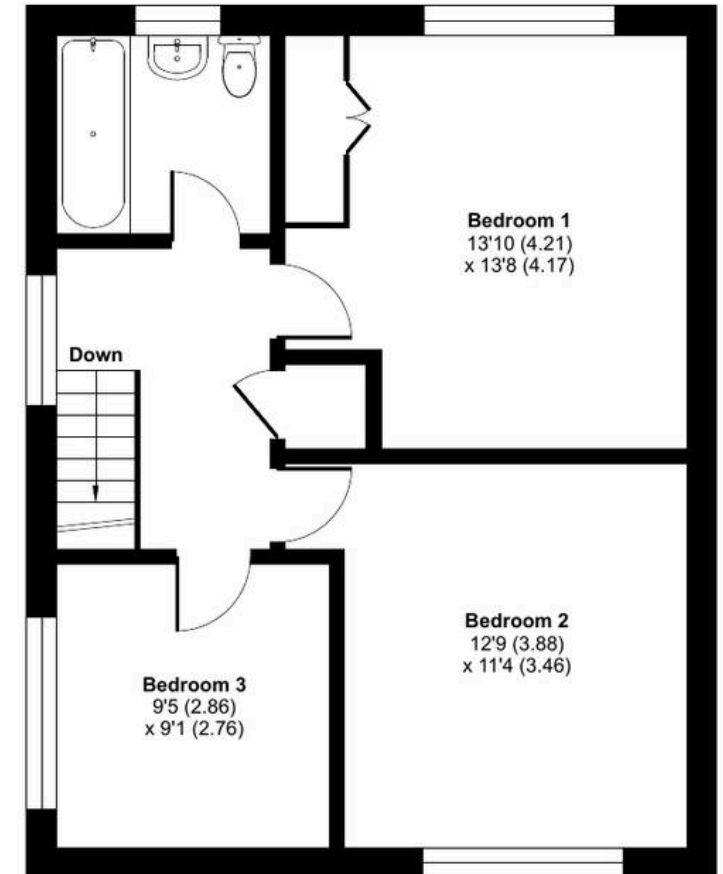
Garage = 129 sq ft / 11.9 sq m

Total = 1336 sq ft / 124.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





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