



12 Dark Lane, Backwell

Guide Price £335,000



12 Dark Lane

Backwell, Bristol

Set on the popular Dark Lane in Backwell, this detached two-bedroom bungalow offers well-planned accommodation, plenty of parking and a private rear garden. Ideal for downsizers, it's within easy walking distance of local shops and amenities. To the front, a gravel driveway provides parking for several vehicles, with gated side access leading to the rear garden.

The entrance porch leads into the hallway, where you'll find a useful storage cupboard that also houses the tumble dryer. Windows positioned either side of the front door allow plenty of natural light to flood the centre of the bungalow, a thoughtful design feature that works particularly well.

The lounge is a bright and comfortable room, with the conservatory at the rear making this a really good-sized living space. It overlooks the garden and provides direct access outside. It's currently used as a dining room but would equally make a lovely place to sit and relax.



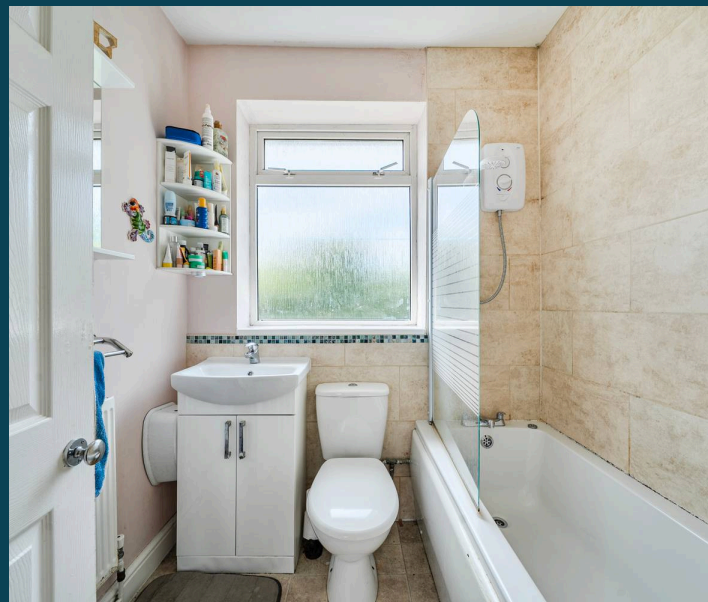


Kitchen & Accommodation

The separate kitchen offers plenty of cupboard and worktop space, with solid wood worktops adding warmth and character. A window overlooks the garden, while a door provides convenient access to the garden.

The accommodation includes two bedrooms. The larger bedroom is positioned to the front of the property, while the rear bedroom benefits from French doors opening directly onto the garden. It's a really versatile room and could equally be used as a home office, guest bedroom or even a more formal dining room if preferred.

The bathroom has been refurbished by the current owner and features a vanity unit with a shower over the bath.





Garden And Outdoor Space

Outside, the south west-facing rear garden is a real feature of the home. It enjoys plenty of afternoon and evening sunshine and offers a good degree of privacy, with no properties directly overlooking it. With a patio, lawn and established planting, it's a lovely place to relax or spend time with family and friends.

To one side of the property is a useful side area, ideal for bikes, bins and gardening equipment. One feature I really like is that the garden can be accessed from three different points within the property, making it practical as well as enjoyable to use.

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, cafes 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: C

Tenure: Freehold

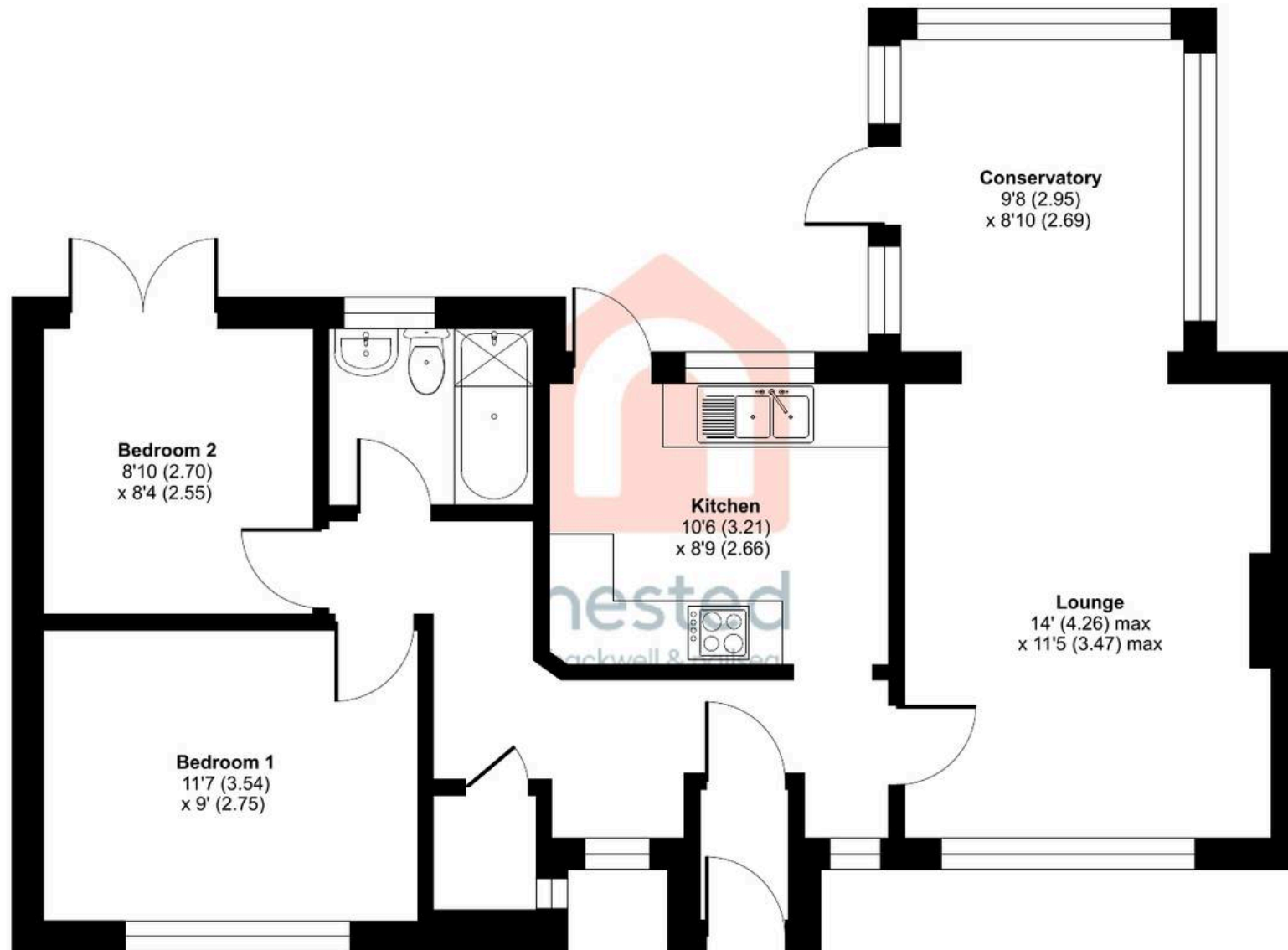
EPC Energy Efficiency Rating: D



Dark Lane, Backwell, Bristol, BS48

Approximate Area = 704 sq ft / 65.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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