



Colliers Gardens, Backwell, Bristol, BS48 3DT
– Superb 4 Bedroom Detached Family Home
Backwell - Offers in the Region of £715,000





Built in 2022, here is an exceptionally well-proportioned four-bedroom home occupying an attractive position within this sought-after Backwell development. Beautifully presented throughout, the house combines a superb kitchen/dining room, separate living room and study with four genuinely generous bedrooms, while outside a south-facing garden, private driveway and single garage complete an impressive contemporary family home.

The property has an immediate sense of quality and space. Smart rendered elevations, contrasting architectural detailing and a covered entrance give the house an attractive contemporary appearance, softened by landscaped planting around the front and side. Its position within Colliers Gardens also provides a pleasingly open feel, while remaining conveniently placed for the village and its excellent amenities.

Inside, light neutral finishes and an abundance of natural light create a calm and cohesive interior, with a layout that has been thoughtfully arranged for both family life and entertaining.

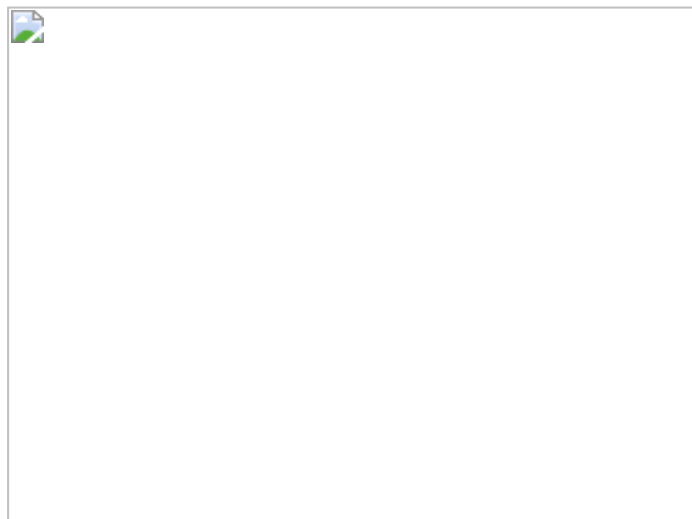
The front door opens into a welcoming and notably spacious reception hall, where attractive wood-effect flooring complements the clean contemporary décor. There is ample room for occasional furniture without compromising circulation, while a window introduces additional natural light and the staircase rises neatly to the first floor.

Off the hall, the study is a proper separate room and a valuable addition to the accommodation. Windows to two elevations create a bright and pleasant environment for home working, although the room is equally capable of serving as a snug, playroom or flexible additional reception space if preferred.

The living room provides a comfortable counterpoint to the more sociable kitchen/dining space. Well balanced and filled with natural light, it offers plenty of room for substantial seating while retaining an open and relaxed feel.



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Wide glazed doors open directly onto the rear terrace, drawing the south-facing garden into the room and creating an easy connection between inside and out.

At the heart of the house is the superb kitchen/dining room, a wonderfully sociable space with clearly defined areas for cooking, informal seating and dining, creating a natural hub for both relaxed family life and entertaining.

The kitchen is fitted with an extensive range of contemporary Shaker-style cabinetry, complemented by light work surfaces and a substantial peninsula incorporating a breakfast bar. Integrated appliances include a double oven and gas hob with stainless-steel extractor above, while plentiful storage and generous preparation space ensure the kitchen works every bit as well as it looks. The breakfast bar also provides an inviting spot for morning coffee, casual meals or conversation while cooking.

Beyond, the dining area offers ample room for a substantial family table and opens through wide glazed doors onto the rear terrace. The connection between the kitchen, dining space and garden works particularly well, creating an easy flow between inside and out and an effortless setting for family meals, entertaining and summer gatherings.

A useful WC/utility room completes the ground-floor accommodation, adding valuable everyday practicality without compromising the main living spaces.

Upstairs, four well-balanced bedrooms are arranged around the central landing, creating a comfortable and appealing family layout.

The principal bedroom is particularly impressive, with windows to two elevations creating a bright, airy and restful atmosphere. Its generous proportions allow plenty of room for a substantial bed and freestanding furniture, with additional space for a dressing or seating area if desired. A private en-suite shower room completes the suite and gives it a pleasing sense of separation.

Bedroom Two is another excellent double, enhanced by a broad window and an extensive run of mirrored sliding wardrobes providing valuable built-in storage while retaining a spacious feel.

Bedroom Three is a bright and inviting double room with windows to two elevations, while Bedroom Four is another genuinely useful room, equally suited as a bedroom, guest room, nursery or home office as needs change.

The south-facing rear garden is one of the property's most appealing features and provides a particularly attractive backdrop to the house. A broad paved terrace immediately adjoins the property, creating an inviting setting for outdoor dining, summer drinks and relaxed seating, with a further paved area positioned to one side. Beyond lies a generous level lawn, enclosed by fencing and a substantial stone boundary wall, giving the garden a pleasing sense of privacy and enclosure.





Services, Outgoings & Construction

The property was constructed in 2022 and benefits from the remaining term of its NHBC warranty. We understand the building to be of conventional modern construction.

Council Tax: North Somerset Council – Band F.

Energy Performance

The property has an excellent Energy Performance Certificate rating of B (85), with the potential to achieve A (93).

Tenure

The property is offered on a Freehold basis. An estate management charge of approximately £361.66 per annum is payable.

N.B. The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or even connected. A buyer is advised to obtain verification from their solicitor or surveyor.

The particulars are provided subject to contract and include floor plans that can only give a general indication of the layout of the property. All measurements are approximate and may be rounded up or down when converted between imperial and metric measurements.

All fixtures and fittings are excluded from the sale unless separately included within the 'fixtures and fittings' list that will be provided by the seller's conveyancer or solicitor as a sale proceeds.

Any reference to planning consent or land areas is only an opinion or estimate or, where mentioned, based on information provided by the sellers. Where potential for development, improvement or extension is mentioned, no guarantee of favourable planning consent is given and no detailed exploration of any supposed potential has been undertaken unless otherwise expressly stated as having been carried out by Hensons rather than the seller or their architect or town and country planning advisers.

For further information with regard to planning consent requirements and possibilities, we recommend that an appointment is arranged with our fully qualified planning consultant. There may be a charge for this service.

These draft particulars do not form part of any contract and no warranty is given, nor do they form part of any offer made by the agents or the seller. © Hensons 2026





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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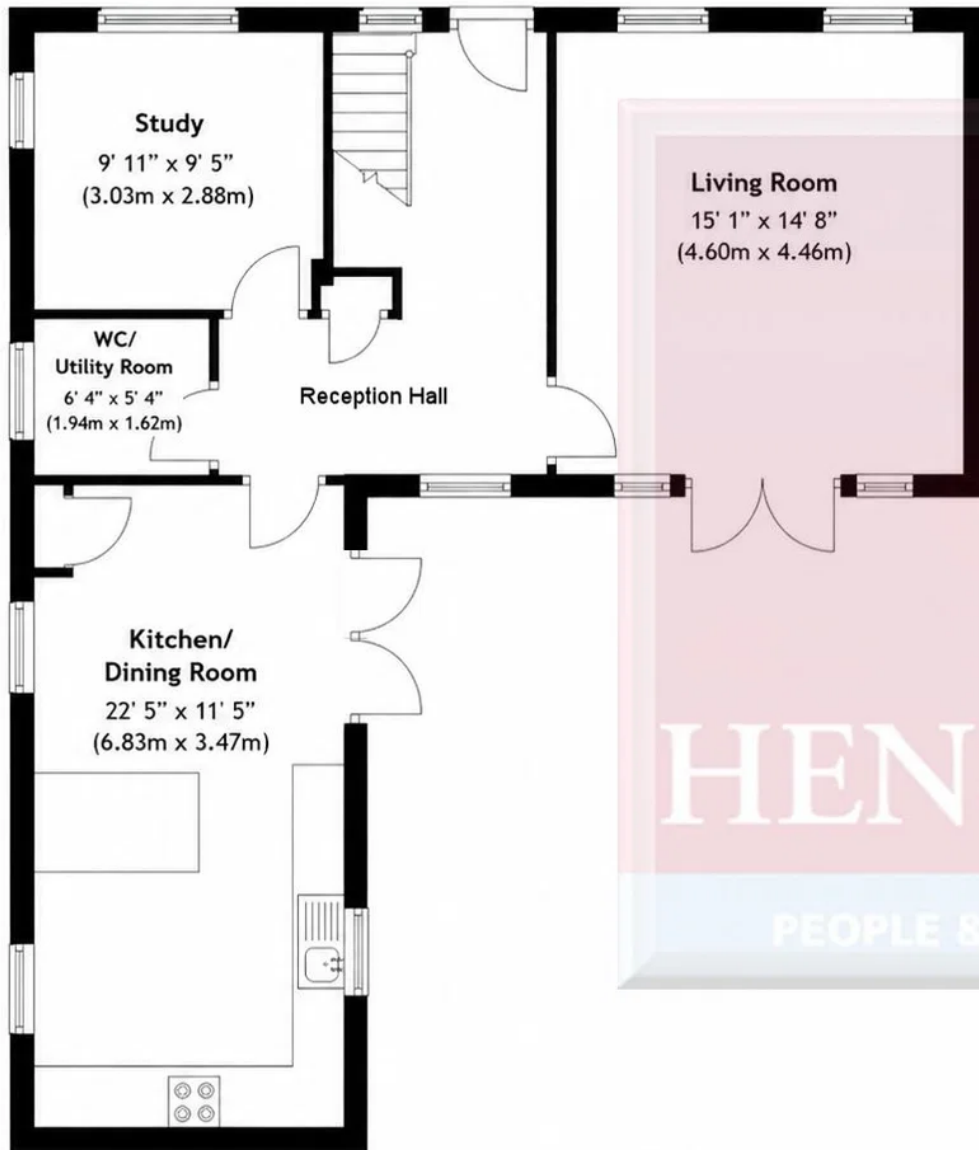
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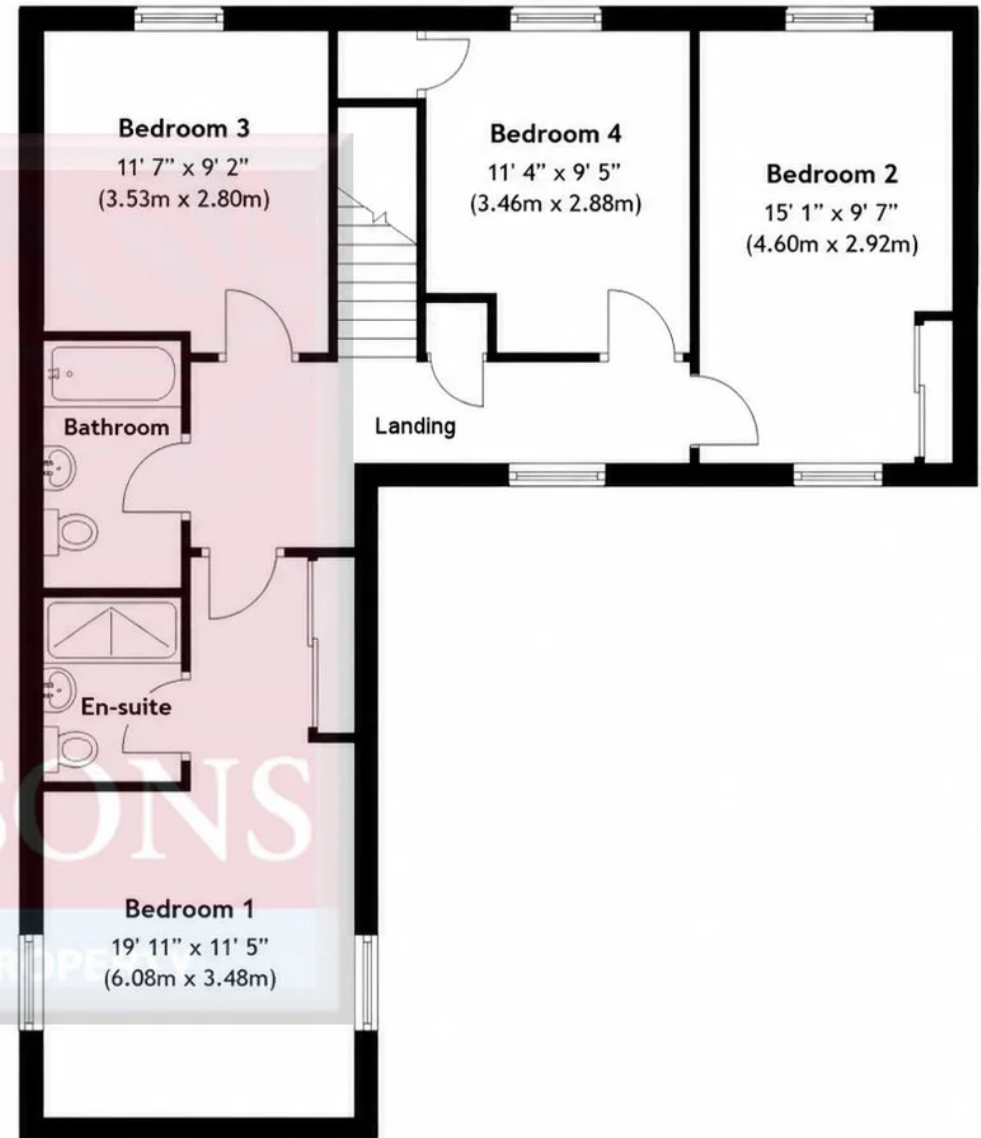
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Ground Floor



First Floor



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