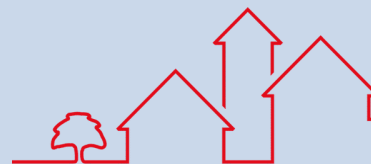




15 The Avenue, Backwell

Guide Price £650,000



Parker's

Estate Agents & Property Lettings



15 The Avenue

Backwell, Bristol

Tucked away at the end of a quiet and desirable avenue in Backwell, this delightful 3-bedroom detached bungalow offers exceptional privacy and an abundance of inside and out space.

As you arrive, you'll be welcomed by a charming front garden featuring neatly bordered flower beds, a lush lawn, and a beautiful maple tree that adds a touch of character. A gravel driveway provides ample parking for multiple vehicles, leading up to the inviting entrance porch.

Step inside to a spacious hallway with generous storage options. To the right, double doors open into a bright and airy living room, where dual-aspect windows flood the space with natural light.

At the rear of the property, the well-equipped kitchen/breakfast room enjoys lovely views over the beautifully maintained garden. Adjacent to the kitchen, a utility room adds extra convenience, complete with a WC and an alternative access point to the outside.

The dining room, positioned next to the kitchen, features sliding floor-to-ceiling doors—perfect for enjoying a morning coffee or dining while overlooking the tranquil, private garden.

15 The Avenue

Backwell, Bristol

This bungalow offers three generously sized double bedrooms. Bedroom two is enhanced by a charming bay window, while the main bedroom benefits from serene garden views and a convenient en-suite bathroom. A well-appointed family bathroom completes the internal accommodation.

Externally, this property is a dream for garden enthusiasts while remaining low-maintenance. The private rear garden is not overlooked, offering a peaceful sanctuary. To the right, a sun-drenched patio area invites relaxation, while the lawn stretches across the width of the property, bordered by vibrant heather, daffodils, mature trees, and shrubs.

On the other side, you'll discover a larger-than-expected space, currently used as a vegetable patch—an ideal area for building a garden office or extending the property, subject to the necessary planning permissions.

A double garage with electric doors, lighting, and power completes this unique property.

The location is truly second to none, offering privacy. It's just a short walk to the open fields of Backwell Common, local shops, and a gate at the front of the house provides a convenient shortcut to Backwell train station.



Porch

Hallway

Lounge

15' 9" x 20' 4" (4.80m x 6.20m)

Kitchen/Breakfast Room,

9' 10" x 13' 1" (3.00m x 4.00m)

Dining Room

12' 10" x 14' 1" (3.90m x 4.30m)

Utility room/Wc

9' 10" x 8' 6" (3.00m x 2.60m)

Bedroom 1

12' 10" x 11' 6" (3.90m x 3.50m)

En-suite

3' 3" x 8' 2" (1.00m x 2.50m)

Bedroom 2

7' 10" x 12' 10" (2.40m x 3.90m)

Bedroom 3

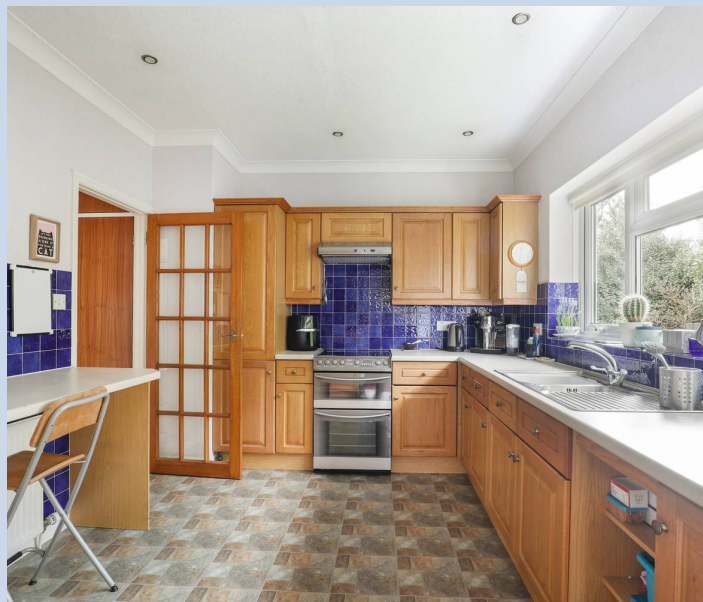
7' 10" x 12' 10" (2.40m x 3.90m)

Bathroom

6' 7" x 8' 2" (2.00m x 2.50m)

Double Garage

18' 1" x 15' 9" (5.50m x 4.80m)





FRONT GARDEN

REAR GARDEN

Double garage - 2 parking spaces

Off street - 3 parking space

Location

Nestled in the North Somerset countryside, Backwell is a delightful village with a strong sense of community. Backwell boasts excellent transport links, providing easy access to nearby towns and cities while retaining a peaceful ambience that offers a welcome respite from urban life. Families are drawn to Backwell for its outstanding schools and recreational facilities, fostering a safe and nurturing environment for children to grow. With a range of amenities, including local shops, cafes, and pubs, residents can savour a leisurely pace of life without sacrificing convenience. Whether you're looking for a cosy cottage, a spacious family home, or a tranquil retreat, Backwell offers a diverse selection of properties to suit all tastes and desires. Embrace the beauty of Backwell and discover the wonderful lifestyle it has to offer.

.Council Tax band: D

Tenure: Freehold

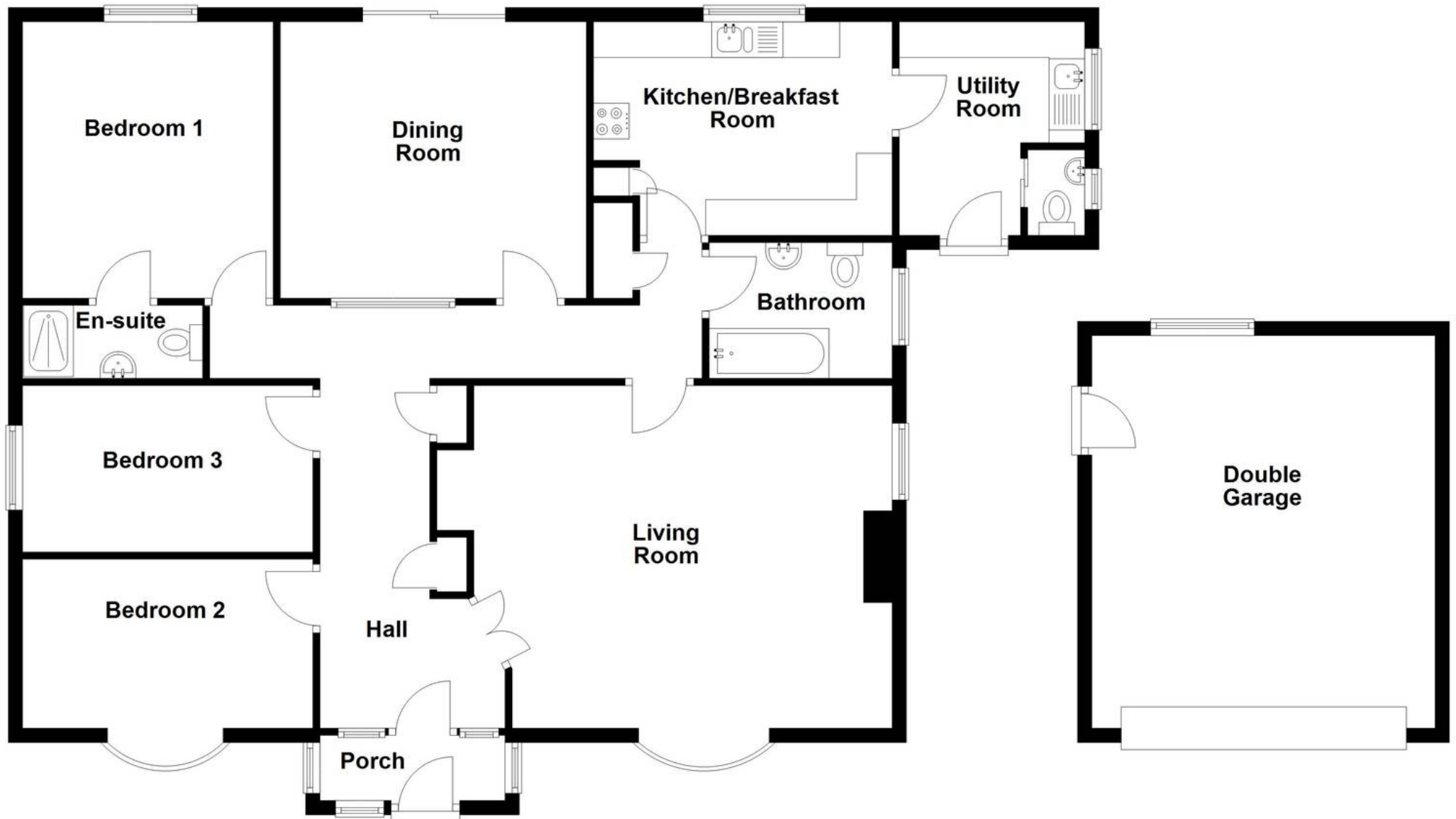
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Ground Floor



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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.

