



2 Rodney Road, Backwell

Guide Price £535,000



2 Rodney Road

Backwell, Bristol

Homes built in the late 1950s and early 1960s are well known for their generous room sizes and practical layouts, and this attractive semi-detached property is no exception. Offering the space and flexibility today's families are looking for, it's easy to see why homes of this era remain so popular.

You'll first notice the spacious entrance hall, which immediately gives a sense of the proportions throughout the house. The current owners have a piano here, highlighting just how much space there is.

To the front is the lounge, featuring a large picture window overlooking the front garden. Decorated in warm colours, the room enjoys plenty of natural light, while the chimney breast provides an attractive focal point and adds character.





Flexible Living Space

To the rear is a second reception room, currently used as a sitting room, although it would work equally well as a formal dining room. Sliding doors open directly onto the decking and overlook the garden, creating a seamless connection between inside and out. The attractive fireplace surround and wall lights add plenty of character.

The kitchen is a good size with plenty of storage, space for a dining table, a useful utility cupboard and access to the side of the property. It's ideal if you prefer a separate kitchen, while also offering the potential to open it into the rear reception room to create a spacious open plan kitchen diner, subject to any necessary consents.



Three Genuine Double Bedrooms

The first floor has a spacious landing with a window to the side, making it feel bright and airy. One of the most practical improvements made by the current owners was the removal of the separate WC, allowing them to enlarge one of the bedrooms and create three genuine double bedrooms, something that's not always found in homes of this style. The family bathroom has also been completely refurbished, featuring a walk-in shower with a Crittall-style screen and modern fittings.

Converted Loft

Stairs lead to the converted loft, creating a versatile fourth bedroom that could equally be used as a guest room, home office or hobby room. With vaulted ceilings, Velux windows, useful eaves storage and a chimney breast, it's a fantastic addition to the home.







Outside & Location

Outside, the property benefits from driveway parking for two vehicles, an integral garage and side access to the south-west facing rear garden.

The garden enjoys plenty of sunshine throughout the day and has been thoughtfully arranged with a generous decked seating area, raised lawn, vegetable beds and mature planting, providing an attractive and private outdoor space.

One of the real advantages of this home is its central location. The village shops, cafés and everyday amenities are all just a short walk away, while Backwell & Nailsea railway station is within easy reach.

Material Information:

Tenure: Freehold

Council Tax: Band D

EPC Rating: D

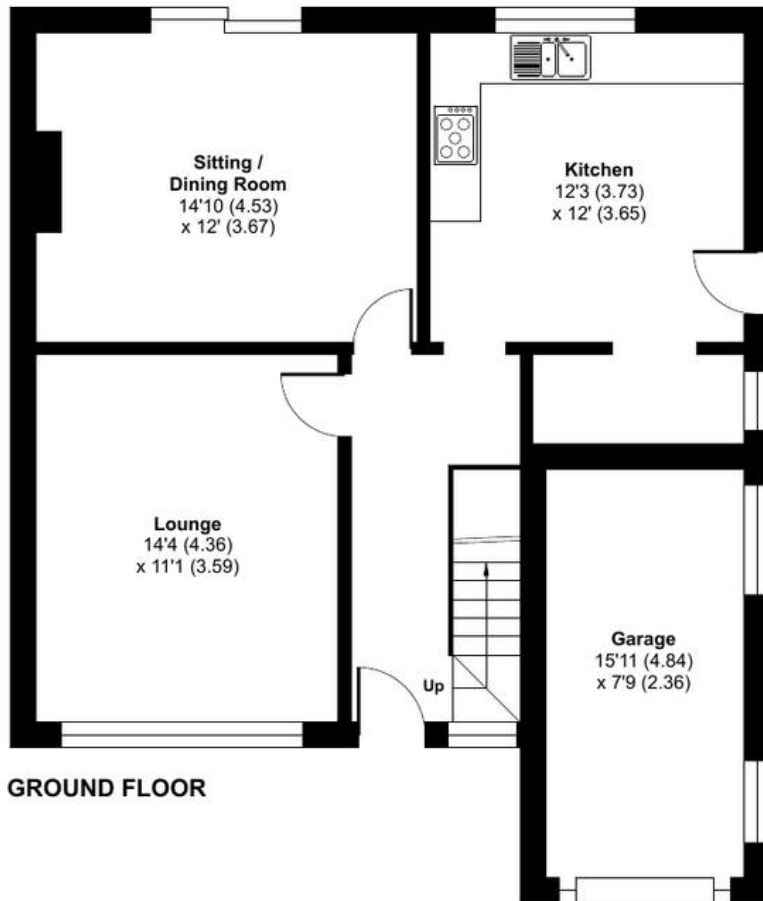
Rodney Road, Backwell, Bristol, BS48

Approximate Area = 1487 sq ft / 138.1 sq m

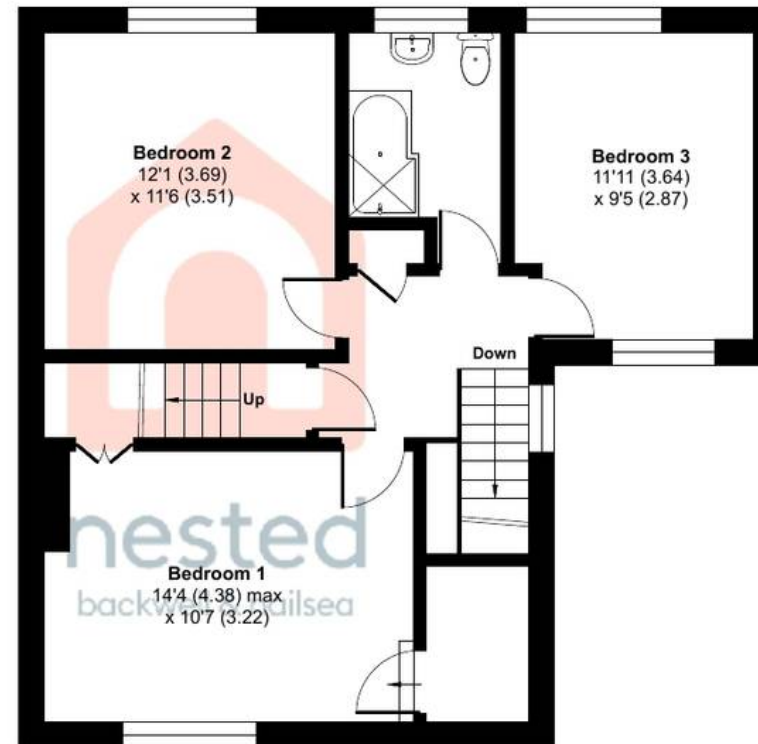
Garage = 123 sq ft / 11.4 sq m

Total = 1610 sq ft / 149.5 sq m

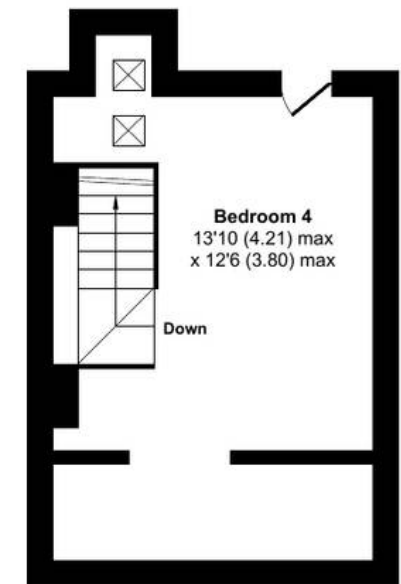
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





Simon Russell @nested

01275 620 021 • simon.russell@nested.com • nested.com/