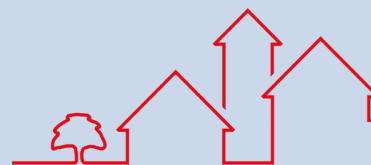




12 Westfield Close, Backwell

Guide Price £375,000



Parker's

Estate Agents & Property Lettings



12 Westfield Close

Backwell, Bristol

This beautifully presented three-bedroom semi-detached home is a great option for families, set within the popular Backwell School catchment area. The property has been thoughtfully extended to create a spacious and flexible layout throughout. As you enter, you're welcomed into the generously sized kitchen, which flows nicely into a well-presented snug – a cosy spot that works perfectly for everyday living and winding down. The contemporary family bathroom is finished to a high standard, offering both style and practicality for everyday living. The extension also provides a bright and comfortable living room, complete with doors opening out onto the garden, creating a lovely space for both relaxing and entertaining.

Upstairs, three well-proportioned bedrooms provide comfortable accommodation, each with plenty of natural light and space for storage. Externally, the property benefits from a well-maintained rear garden, ideal for outdoor dining and family use, along with off-street parking to the front, adding to the home's overall convenience and appeal.

12 Westfield Close

Backwell, Bristol

Situated just a ten minute walk from Nailsea and Backwell train station, the property is ideally placed for commuters, with direct train services to both Bristol and London making daily travel straightforward. Families will appreciate the proximity to highly regarded local schools, with Backwell School renowned for its excellent academic reputation. Local amenities, shops and leisure facilities are all within easy reach, ensuring a convenient and enjoyable lifestyle.

Council Tax band: B

Tenure: Freehold

Energy Efficiency Rating: E



Porch

9' 1" x 3' 0" (2.77m x 0.91m)

Hallway

6' 0" x 3' 11" (1.84m x 1.20m)

Kitchen

13' 11" x 8' 8" (4.23m x 2.65m)

Living Room

17' 5" x 9' 10" (5.30m x 3.00m)

Reception

18' 0" x 10' 8" (5.48m x 3.24m)

Snug

10' 1" x 9' 2" (3.07m x 2.80m)

Bedroom 1

11' 11" x 9' 11" (3.64m x 3.01m)

Bedroom 2

13' 1" x 6' 11" (4.00m x 2.12m)

Bedroom 3

10' 0" x 7' 10" (3.04m x 2.39m)

Bathroom

7' 10" x 5' 6" (2.39m x 1.67m)



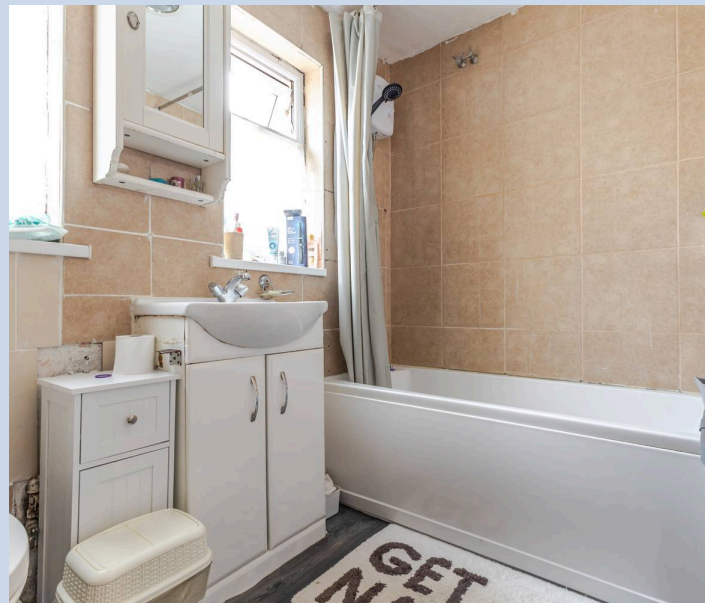


FRONT GARDEN

REAR GARDEN

Off street

3 Parking Spaces



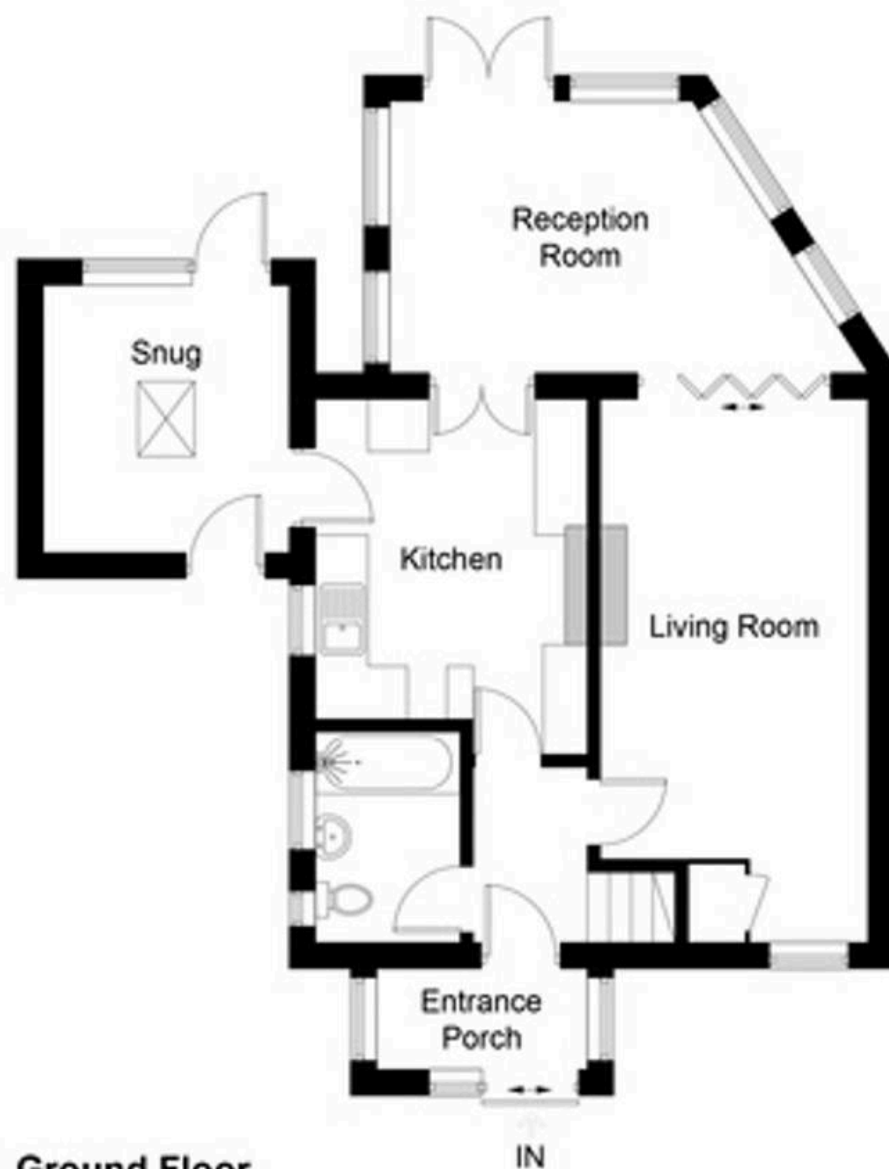
Backwell:

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.



12 Westfield Close

Approximate Gross Internal Area = 106.7 sq m / 1148 sq ft



Ground Floor



First Floor

For illustrative purposes only. Not to scale. ID1281724

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Floor Plan Produced by EPC Provision



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.

