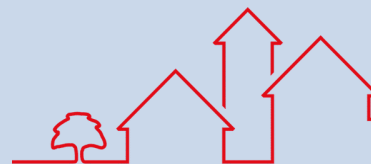




**76 Church Lane, Backwell**

Guide Price **£895,000**



**Parker's**

Estate Agents & Property Lettings



## 76 Church Lane

### Backwell, Bristol

This impressive five-bedroom detached dormer bungalow is individually designed to offer a remarkable degree of space and versatility, making it ideal for families seeking both comfort and flexibility. Situated in the highly favoured Church Lane area of Backwell, the property is perfectly positioned for access to well-regarded schools, a variety of shops, convenient public transport links and a wide range of local amenities. The home is totally screened from view, ensuring an exceptional level of privacy and security. The well-presented accommodation is arranged over two floors, with two generously sized first floor rooms and a stylish bathroom providing excellent options for bedrooms, guest suites or home offices. The ground floor features an impressive reception hall, a spacious sitting room, and a superb kitchen/dining/family room that is the heart of the home, great for every-day family life, with a separate utility room. Four double bedrooms are located on the ground floor, complemented by a dedicated dressing room, a modern bathroom and two additional ground floor shower rooms, offering flexibility for multi-generational living or visiting guests. The property also benefits from a driveway and a garage, providing ample parking and a greenhouse/workshop with power connected. Backwell itself is an outstanding location for families, boasting well-performing schools, a strong community spirit, leisure centre, parks, clubs and easy access to beautiful surrounding countryside. For commuters, the mainline train station, regular bus routes, motorway networks and proximity to Bristol International Airport offer excellent connectivity.

## 76 Church Lane

Backwell, Bristol

Nestled in the picturesque North Somerset countryside, Backwell is a charming village with a strong community spirit. Excellent transport links provide easy access to nearby towns and cities while maintaining a peaceful rural setting. Renowned for its outstanding schools, local shops, cafés, pubs, and recreational facilities, Backwell offers an ideal lifestyle for families and professionals alike. From cosy cottages to spacious family homes, the village offers a variety of properties to suit every lifestyle, combining countryside charm with everyday convenience.

Council Tax band: F

Tenure: Freehold

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### Entrance Porch

Entered via UPVC double glazed door with UPVC double glazed window to side. Tiled floor and UPVC double glazed door to Reception Hall.

### Reception Hall

A light and airy welcome to this fabulous property with stairs rising to first floor accommodation with storage cupboard below. Two radiators and tiled flooring. Doors to; Bedrooms, Bathroom and Principal Suite, Sitting Room and Kitchen/Dining/Family Room.

### Sitting Room

Solid wood block flooring. Two radiators. Two UPVC double glazed picture windows to front.

### Kitchen/Dining/Garden Room

Fitted with an extensive range of wall and base units with complimentary work surfaces over. Inset one and a half bowl sink and drainer with mixer tap. A peninsular breakfast bar with storage below. Built in eye level, electric double oven and hob with extractor over. Integrated fridge/freezer and dishwasher. Tiled flooring and UPVC double glazed window to rear. Door to Utility Room, whilst the Kitchen flows seamlessly to the dining area.

### Dining Area

Panelled to half height with built in storage cupboard. Radiator, tiled flooring and UPVC double glazed window to rear. Bi folding internal doors to the Garden Room.

### Garden Room

A delightful seating area with tiled floor and UPVC double glazed windows and French doors opening onto the Rear Garden.

### Utility Room

Fitted with a range of wall and base units with work surface over. Inset stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine. Wall mounted Veissmann combi boiler. Tiled floor and UPVC double glazed window to rear. UPVC double glazed door to side. Door to Shower Room.

### Shower Room





#### **FRONT GARDEN**

Fully enclosed by timber panel fencing backed with mature natural hedging and accessed via tall wooden double gates. The frontage is laid to driveway and lawn with ornamental pond and pathways to the rear.

#### **REAR GARDEN**

Exceptionally private, this fully enclosed garden is predominantly laid to lawn with patios, pathways and seating areas. There are numerous mature plants and shrubs along with a selection of fruit and specimen trees. Outside tap and light.

#### **DRIVEWAY**

4 Parking Spaces

#### **GARAGE**

Single Garage





# 76 Church Lane

Approximate Gross Internal Area = 218.6 sq m / 2353 sq ft  
(Excluding Garage & External Store)



For illustrative purposes only. Not to scale. ID1318334

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

Parkers Property Services, 1-3 Station Road - BS48 3NW

01275 463096 • sales@parkers-ea.co.uk • www.parkers-ea.co.uk/

### 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.

