



Combeside, Backwell - an established residential cul de sac that is well placed for amenities.

Backwell - Offers in the Region of £324,950





A remarkably spacious and updated three-bedroom family home, enjoying an established position in this tremendously popular cul-de-sac in Backwell, well placed for the excellent local schools, nearby amenities and the railway station, yet away from busy roads and areas of new development.

The setting, which forms part of the favoured Amberlands development, arranges homes around attractive green spaces with mature landscaping. This particular property also enjoys the advantage of a private south-westerly facing rear garden that benefits from sunshine well into the evening. In addition, there is an adjacent garage and car port with direct access from the garden.

Originally built by a highly regarded local developer during the late 1960s, the homes within this small development have long been admired for their generous proportions, practical layouts and abundance of natural light. Over the years, the house has been improved and modernised, creating a comfortable family home that is ready to move straight into and offered with no onward chain. Recent improvements include a new bathroom in 2025, new flooring in the kitchen-dining room, fresh decoration and, in recent years, a higher-efficiency gas boiler. Double-glazed replacement windows are installed throughout, while the kitchen offers an extensive range of cabinets together with an included range cooker and integrated fridge freezer.

The accommodation begins with a welcoming entrance hall that leads through to a superb principal living room. Filled with natural light from a broad uPVC double-glazed window that enjoys a more open outlook, this is a particularly inviting space. A staircase rises elegantly to the first floor, while contemporary double doors flow naturally through to the dining area beyond.



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The dining area forms part of the open-plan kitchen-dining room and is generously proportioned for both family meals and entertaining. French doors with matching full-height side windows draw the eye into the garden beyond and allow natural light to flood the room. There is an excellent full-height fitted cabinet, discreetly incorporated within the dining area and matching the kitchen cabinetry, while a peninsula unit forms a natural visual division between the two parts of the room. The open-plan arrangement creates a sociable family environment whilst still retaining clearly defined living areas.

Upstairs, the sense of space continues. The landing is light and airy, with useful built-in storage and access to the loft. The principal bedroom enjoys a wide outlook across the front gardens and the close beyond, reinforcing the feeling of space, and also benefits from a built-in triple wardrobe. A very comfortable second double bedroom overlooks the rear garden, while the third bedroom provides excellent flexibility as a child's room, home office or guest bedroom, with useful built-in wardrobe and storage space.

The family bathroom was professionally and comprehensively refurbished in 2025 and is attractively appointed with a contemporary white suite, including a bath with a shower over and a laminated glass shower screen, complemented by extensive ceramic tiling and modern fittings.

Outside, the rear garden has been designed with ease of maintenance firmly in mind whilst still providing excellent space for relaxation and entertaining. The front garden comprises a level lawn with a variety of mature shrubs and bushes that soften the approach to the property.

The rear garden is nicely secluded and perfectly orientated to take advantage of the south-westerly aspect. Areas of paving and gravel ensure that the garden remains practical and usable throughout the year. The garden offers a high degree of privacy and provides a safe and enjoyable environment for both children and pets.

A particularly valuable asset is the garage, which benefits from direct access from the garden. Internally, the garage includes a workbench, fitted cupboards, lighting, power and an up-and-over door. In addition, there is a car port with a gate opening directly into the garden, while further parking is available across the front of the garage and car port if required.

The location remains one of Backwell's strongest attractions. Excellent local schools, village amenities and everyday services are all within easy walking distance, whilst the wider facilities of Nailsea are just a short drive away. For commuters, Bristol lies approximately eight miles distant, with convenient access to the M5 motorway network and regular rail services available from Nailsea & Backwell Station.

Combining a surprisingly peaceful setting, generous accommodation and extensive recent improvements, this is an excellent family home in one of North Somerset's most desirable villages.





### **Energy Performance Certificate**

The house has been assessed for energy performance as Band C (71), a good rating, significantly above the national average of D (60).

### **Services & Outgoings**

All main services are connected. Telephone connection. Gas-fired central heating through radiators. Full double glazing. Superfast broadband connection available.

### **Construction**

The house is traditionally constructed.

### **Tenure**

Leasehold with a 999-year lease from March 1967 and a fixed annual ground rent of £9.46 which is not subject to any increases.

### **Viewing**

Strictly by appointment with the Sole Agents, Hensons. Telephone 01275 810030.

### **The Village**

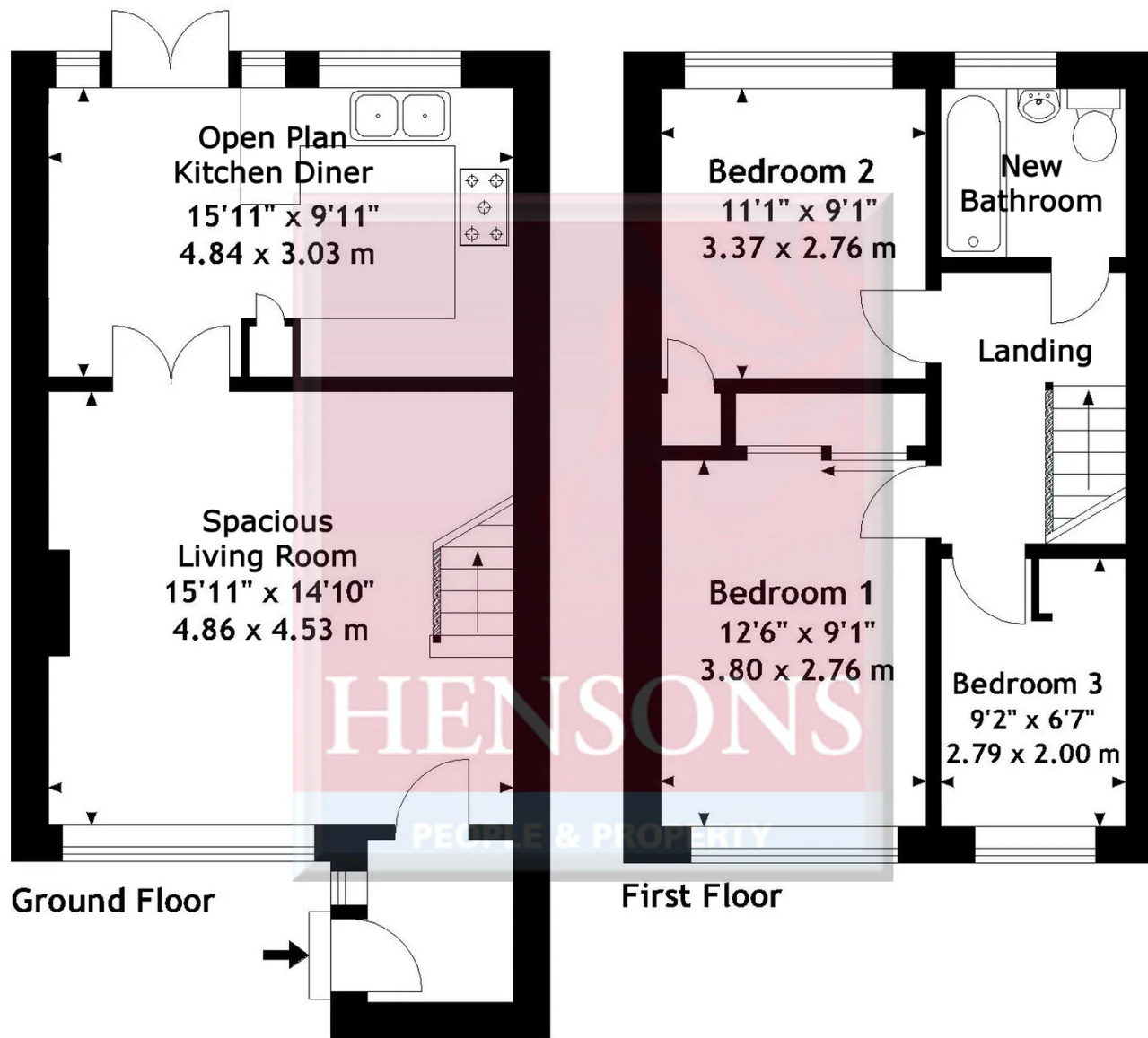
Backwell is arguably the most popular village in North Somerset, offering a wide variety of local amenities, including doctors' and dental surgeries, together with highly regarded schooling. Local leisure opportunities are equally attractive, and, for the commuter, Backwell is exceptionally well placed, with Bristol just eight miles away. Junctions 19 and 20 of the M5 are both within eight miles, while the mainline railway station, less than a 15-minute walk away, facilitates long-distance commuting with direct services to London Paddington. The Sustrans cycle network is also close by, providing access to Bristol and many other destinations. For more distant travel, Bristol Airport is under six miles away, although the village is not beneath any low-level flight paths.

Between Backwell and neighbouring Nailsea there are numerous clubs and societies catering for all ages and interests, with swimming, tennis, badminton, bowls, rugby, cricket, croquet and football among the many sporting facilities available. There are gyms in both Nailsea and Backwell, while a David Lloyd Club is located approximately five miles away on the edge of Bristol. Comprehensive shopping facilities are available in Nailsea, including large Waitrose and Tesco supermarkets, together with a range of independent and national retailers.

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