

**Family Bathroom**  
7'6" x 5'8" (2.29m x 1.73m")



Fitted with a white suite comprising: Panelled bath with concertina glass screen and thermostatically controlled shower over. Low level close coupled wc and vanity unit with inset wash hand basin. Radiator, extractor fan and UPVC double glazed window to the front.

**Detached Garage**  
17'3" x 9'1" (5.26m x 2.77m")  
Accessed via an up and over door.

**Rear Garden**



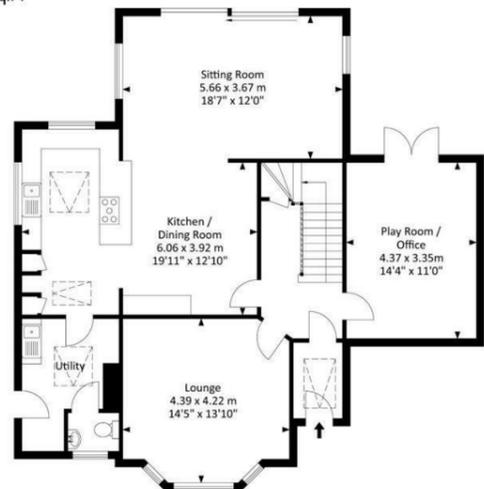
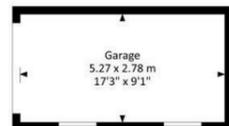
The rear garden enjoys a pleasant & sunny, south westerly facing aspect with an open outlook towards Wraxall. Fully enclosed by timber panel fencing and consisting of a paved patio which leads onto an level lawn and a further gravelled area. There is a raised lawned area with a variety of shrubs which leads you round to the front of the property. The driveway to the detached garage is accessed via a pair of double gates and offers further parking.

**Front Garden**

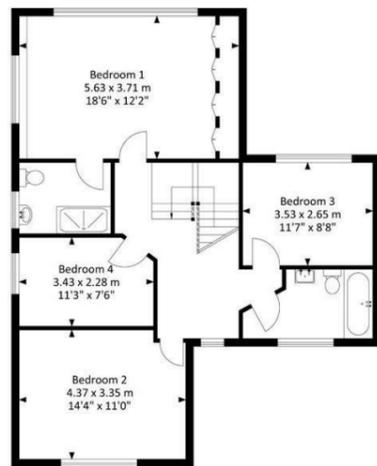
A tarmac driveway provides off road parking. Access to the rear garden via a side gate.

**Orchard Road, Backwell BS48 3HP**

Approx. Gross Internal Area  
1924.6 Sq.Ft - 178.7 Sq.M  
Garage Area  
157.7 Sq.Ft - 14.7 Sq.M  
Total Area  
2082.3 Sq.Ft - 193.4 Sq.M



Ground Floor



First Floor

For illustrative purposes only. Not to scale.  
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.

**Tenure:** Freehold  
**Floor area:** 1924.00 sq ft  
**Tax Band:** E



**Local Authority:** North Somerset

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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**Gino's Estate Agents**



**14 Orchard Road, Backwell, BS48 3HP**  
**Offers in the region of £775,000**

No chain delays for this absolutely fabulous 4 Bedroom detached property that has been altered and extended in recent years by our current sellers to create this wonderfully spacious and comfortable family home, offering generous sized, light and bright accommodation ideal for the growing family. Boasting 4 reception rooms, a splendid open plan Kitchen, a sunny rear garden and plenty of driveway parking, the property benefits from an elevated cul de sac position and is superbly placed, being just a short walk to the local amenities and excellent schools. The layout briefly comprises: Entrance Vestibule, Entrance Hall, Lounge, Playroom/Office, Kitchen/Dining Room, Sitting Room, Utility Room & Cloakroom. On the first floor there are 4 Bedrooms with 2 Bathrooms whilst externally there is a single garage, driveway parking to both front and rear and lawned gardens. EPC rating - C.

### Entrance Vestibule



Entered via a double glazed composite door. Velux window, tiled flooring and a further door leads you into the Entrance Hall.

### Entrance Hall

A spacious Entrance Hall with doors to the Lounge, Playroom & Kitchen/Dining Room. Contemporary radiator, smoke alarm, ceiling coving and attractive wood flooring.

### Lounge

14'5" x 13'10" (4.39m" x 4.22m")



UPVC double glazed walk-in bay window to the front. Feature log burning stove set on a slate hearth with wooden mantle. TV point, radiator and ceiling coving.

### Playroom/Office

14'4" x 11'0" (4.37m" x 3.35m")



A versatile, dual aspect room with UPVC double glazed window to the front and French doors to the rear garden. Feature fireplace with wooden surround and slate hearth. Exposed floorboards, ceiling coving and radiator.

### Utility Room

7'7" x 7'3" (2.31m" x 2.21m")

Range of white wall and base units with roll edge worksurfaces and upstand for splashback. Inset stainless steel sink with drainer and mixer tap. Space and plumbing for an automatic washing machine. Radiator, ceiling spotlights, Velux window and door to the Cloakroom. Wall mounted combination boiler. UPVC double glazed door to the side garden.

### Cloakroom

Fitted with a white suite comprising: Low level close coupled wc and vanity unit with inset wash hand basin. Radiator. UPVC double glazed window to the front.

### Kitchen/Dining Room

19'11" x 12'10" (6.07m" x 3.91m")



What a fabulous space!

### Kitchen Area



The Kitchen is fitted with a contemporary range of wall and base units with Quartz worksurfaces over and upstand for splashback. Undermount sink with drainer and mixer tap. Space for a range master cooker with 5 ring gas hob. Space for an American style fridge freezer and integral dishwasher. Useful breakfast bar. Velux windows, ceiling spotlights and UPVC double glazed windows to the rear. Door to the Utility Room.

### Dining Area



With space for a large table. Karndean flooring which runs through into a large part of the ground floor. Radiator, numerous wall lights and opening to the Sitting Room.

### Sitting Room

18'7" x 12'0" (5.66m" x 3.66m")



An excellent room, bursting with natural light via UPVC double glazed windows and almost full width sliding aluminium patio doors to the rear garden. 2 radiators and TV point.

### First Floor Landing

A particular light and spacious landing, with doors to all Bedrooms and Bathroom. Radiator, smoke alarm, light tunnel and access to the partially-boarded loft via a pull-down ladder.

### Main Bedroom

18'6" x 12'2" (5.64m" x 3.71m")



An excellent sized, dual aspect room via 2 UPVC double glazed windows, with a lovely elevated outlook towards Wrexall Hill. Fitted wardrobes providing excellent storage. Radiator, second loft space and door to the En Suite.

### En Suite Shower Room

7'9" x 6'1" (2.36m" x 1.85m")



Fitted with a white suite comprising: Tiled shower enclosure with thermostatically controlled shower over. Low level close coupled wc and vanity unit with inset wash hand basin. Radiator, extractor fan and UPVC double glazed window to the side.

### Bedroom 2

14'4" x 11'0" (4.37m" x 3.35m")



UPVC double glazed window to the front with views towards Backwell Church. Radiator. Ceiling coving.

### Bedroom 3

11'7" x 8'8" (3.53m" x 2.64m")



UPVC double glazed window to the rear with views towards Wrexall Hill. Radiator. Ceiling coving.

### Bedroom 4

11'3" x 7'6" (3.43m" x 2.29m")



UPVC double glazed window to the side. Radiator. Ceiling coving.