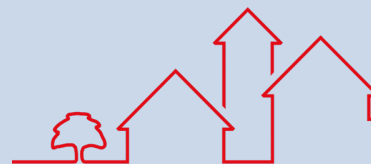




11 Westfield Road, Backwell

Guide Price £420,000



Parker's

Estate Agents & Property Lettings



11 Westfield Road

Backwell, Bristol

This beautifully presented semi detached property offers an exceptional opportunity for families and professionals seeking a stylish and convenient home in a highly desirable location. Recently renovated to a high standard, the property combines contemporary finishes with practical design, creating a welcoming and versatile living environment.

Upon entering, you are greeted by hallway leading to a spacious open plan kitchen and dining area, thoughtfully designed to accommodate both every-day living and entertaining.

Modern cabinetry, integrated appliances, and ample worktop space make the kitchen a pleasure for any home cook, while the dining area provides plenty of room for family meals or gatherings with friends. The adjoining lounge is equally inviting, with large sliding doors that open onto the garden and allow natural light to flood the space. The property also benefits from a playroom and office space. Upstairs, the property boasts well-proportioned bedrooms, the main bedroom features an en-suite. The family bathroom has been tastefully updated with contemporary fixtures and fittings. Additional features include off-street parking for two cars and a spacious rear garden.

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The property is situated within walking distance of local shops, making daily errands and shopping trips easy and convenient. For families with children, the home is located within the sought-after Backwell School catchment area. This property is ideally positioned for those looking to enjoy a vibrant community atmosphere, with excellent transport links and amenities close at hand. Whether you are looking to upsize, downsize, or secure your first family home, this recently renovated semi detached property is sure to impress with its thoughtful layout, modern finishes, and superb location. Early viewing is highly recommended to fully appreciate the quality and lifestyle on offer.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



Kitchen / Dining Room

20' 11" x 13' 3" (6.38m x 4.05m)

Bathroom

7' 9" x 4' 9" (2.37m x 1.46m)

Living Room

14' 7" x 11' 8" (4.44m x 3.55m)

Play Room

9' 0" x 6' 6" (2.75m x 1.98m)

Office

6' 6" x 5' 1" (1.98m x 1.55m)

Bedroom 1

13' 3" x 9' 5" (4.04m x 2.87m)

En-suite

6' 4" x 4' 2" (1.92m x 1.27m)

Bedroom 2

11' 4" x 9' 5" (3.45m x 2.86m)

Bedroom 3

8' 0" x 8' 0" (2.45m x 2.45m)





Rear Garden

Driveway

2 Parking Spaces



Backwell:

Backwell, a hidden gem in North Somerset, offers an idyllic lifestyle with its charming landscapes and warm community. Nature lovers can explore rolling hills, fields, and woodlands, with Nailsea Moor and Backwell Lake providing wildlife spotting and peaceful retreats. Families thrive in the nurturing community, supported by excellent schools and a vibrant village centre with local shops and cafes. Connectivity is convenient, with a railway station and easy access to Bristol and other major cities, including London. Backwell combines rural tranquillity with modern amenities, creating a fulfilling and balanced lifestyle.





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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.

