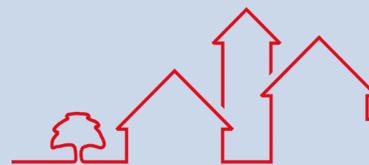




**35 Oakleigh Close, Backwell**

Guide Price **£665,000**



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## 35 Oakleigh Close

Backwell, Bristol

This beautifully decorated 1950's 3-bedroom bungalow located on the popular Oakleigh Close is a practical yet charming home, offering a serene lifestyle with its spacious layout, expansive gardens, and scenic views of Backwell Hill.

Upon entering, you're greeted by a welcoming ambiance in the spacious entrance hall. The newly renovated open plan kitchen/dining room

Adjacent to the kitchen, the inviting sitting room opens up to the gardens through sliding patio doors. A focal point fireplace adds warmth and character to the room.

The accommodation comprises three bedrooms, each providing comfortable living spaces. Bedroom one offers garden views and a built-in wardrobe, while bedroom two boasts ample storage with its beech-fronted furniture. The third bedroom, currently used as an office, offers versatility for different needs.

Outside, the property is accessed via a concrete driveway offering parking for at least 2 cars. The front gardens, enclosed by a wall boundary, are predominantly laid to lawn with flower borders, enhancing the property's curb appeal. A side gated access provides additional convenience.

## 35 Oakleigh Close

Backwell, Bristol

The rear gardens, a highlight of the property, are a private sanctuary bordered by fencing and backing onto farmland with stunning views of Backwell Hill. A paved patio area to the side and rear offers the perfect setting for outdoor dining and relaxation, while a timber shed provides storage for garden essentials. With its south-facing aspect and mature shrub and perennial borders, the gardens offer endless possibilities for enjoyment and tranquillity.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



**Hallway**

14' 9" x 8' 6" (4.50m x 2.60m)

**Lounge**

17' 9" x 11' 10" (5.40m x 3.61m)

**Kitchen/Dining Room**

18' 8" x 15' 5" (5.70m x 4.70m)

**Bedroom 1**

14' 1" x 11' 6" (4.30m x 3.50m)

**Bedroom 2**

11' 10" x 11' 2" (3.61m x 3.40m)

**Bedroom 3**

14' 1" x 7' 3" (4.30m x 2.20m)

**Family Bathroom**

8' 2" x 6' 11" (2.50m x 2.10m)





**REAR GARDEN**

**FRONT GARDEN**

**Driveway**

**2 Parking Spaces**



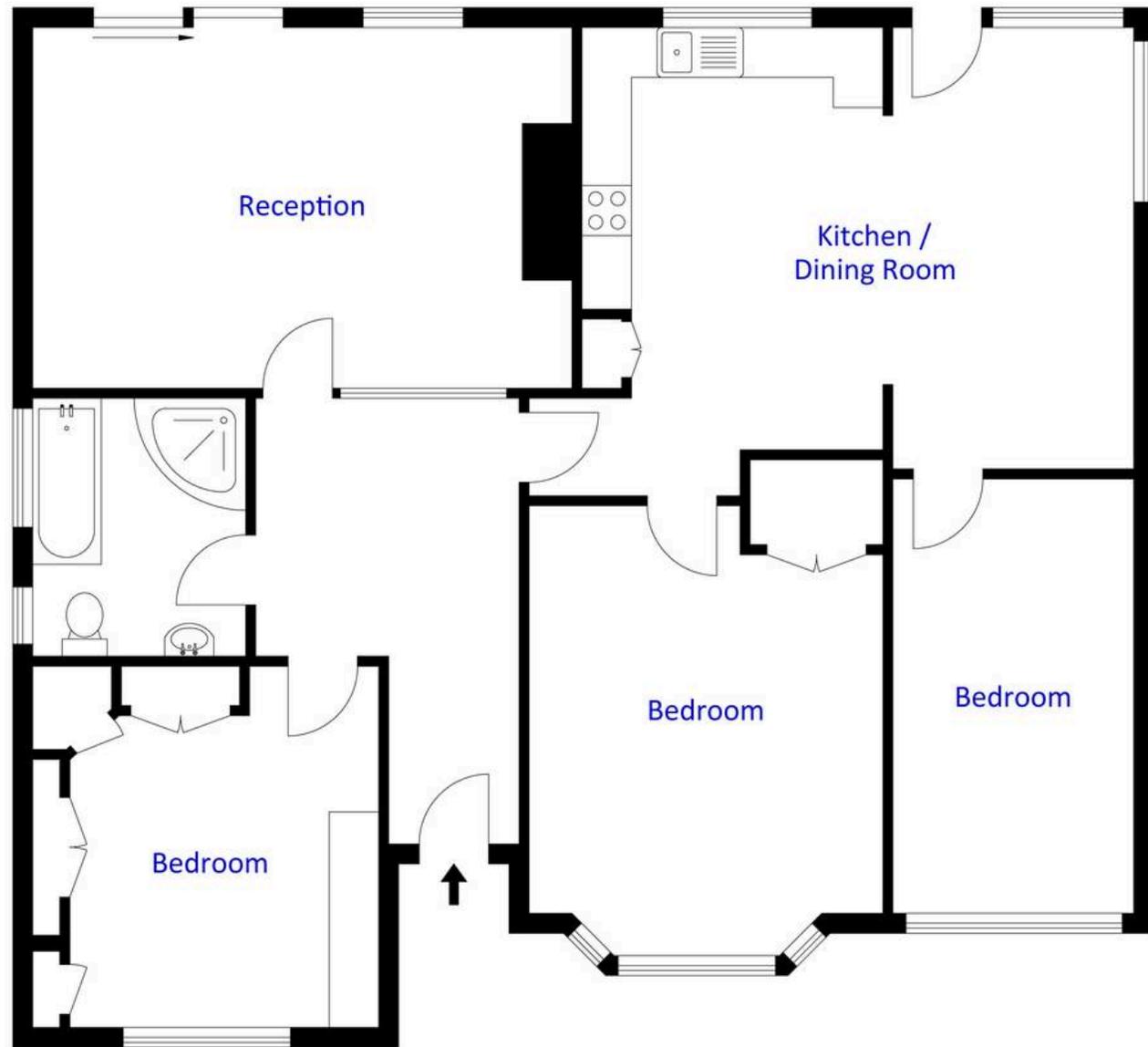
### **Backwell:**

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.



# 35 Oakleigh Close, Backwell

Approx. Gross Internal Area  
1094.60 Sq.Ft - 101.70 Sq.M



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.

Ground Floor



## 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.

