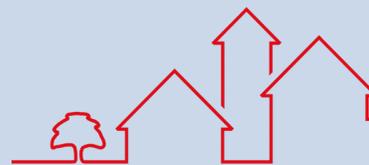




15a St Andrews Road, Backwell

Guide Price £499,950



Parker's

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15a St Andrews Road

Backwell

Welcome to this fantastic newly built 3-bedroom detached house located in a wonderful cul-de-sac in Backwell, known for its strong community spirit.

This impressive property features an entrance hall with Kardean herringbone flooring that continues through to the downstairs WC and the open-plan kitchen and dining area. The lounge at the front has double doors that open to the impressive kitchen and dining area, which boasts a kitchen island, quartz worktops, integrated Neff appliances, and ample storage. Bi-fold doors open to the garden, creating a spacious and airy feel.

The first floor has three bedrooms, two of which are double bedrooms, and a contemporary family bathroom. The front of the property includes a paved driveway with parking for a couple of cars and side access. The rear garden features a porcelain patio and a lush lawn, enhancing the kitchen and dining area's flowing and airy space.

This home has a fantastic energy rating of B and is equipped with an Alpha E-Tec 33 HB boiler, connected to an external heat pump to provide a full hybrid solution. The property also features solar panels. Every bedroom is equipped with a TV and Cat 5 data points, ensuring modern convenience throughout. Benefiting from a 10-year build guarantee and a high-specification

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finish, it is contemporary, ready to move into, and for sale with no onward chain.

Don't miss the chance to make this exceptional property your new home.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B



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Entrance Hall

6' 3" x 3' 7" (1.90m x 1.10m)

Lounge

15' 5" x 13' 1" (4.70m x 4.00m)

Kitchen/Dining Room/Family Room

18' 1" x 16' 9" (5.50m x 5.10m)

Wc

3' 7" x 5' 7" (1.10m x 1.70m)

Landing

8' 0" x 7' 0" (2.44m x 2.13m)

Bedroom 1

11' 6" x 9' 2" (3.50m x 2.80m)

Bedroom 2

12' 6" x 9' 2" (3.80m x 2.80m)

Bedroom 3

8' 10" x 6' 11" (2.70m x 2.10m)

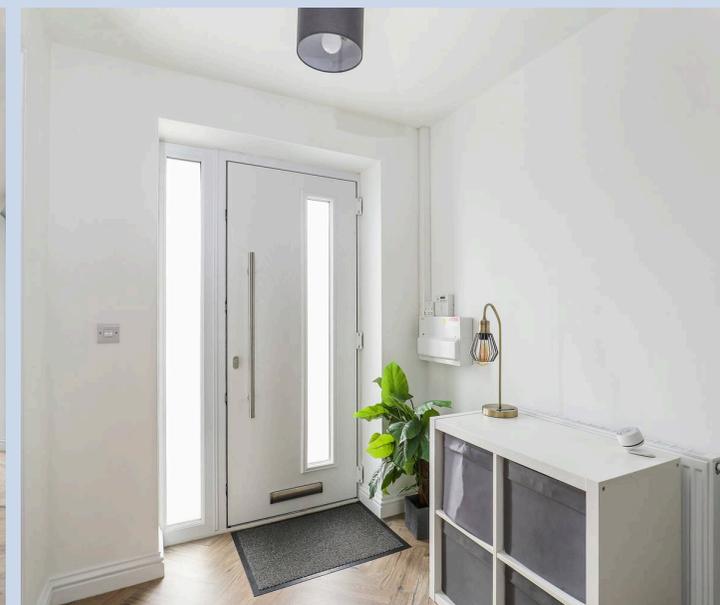
Bathroom

6' 11" x 5' 11" (2.10m x 1.80m)

Front Garden

Rear Garden

Driveway





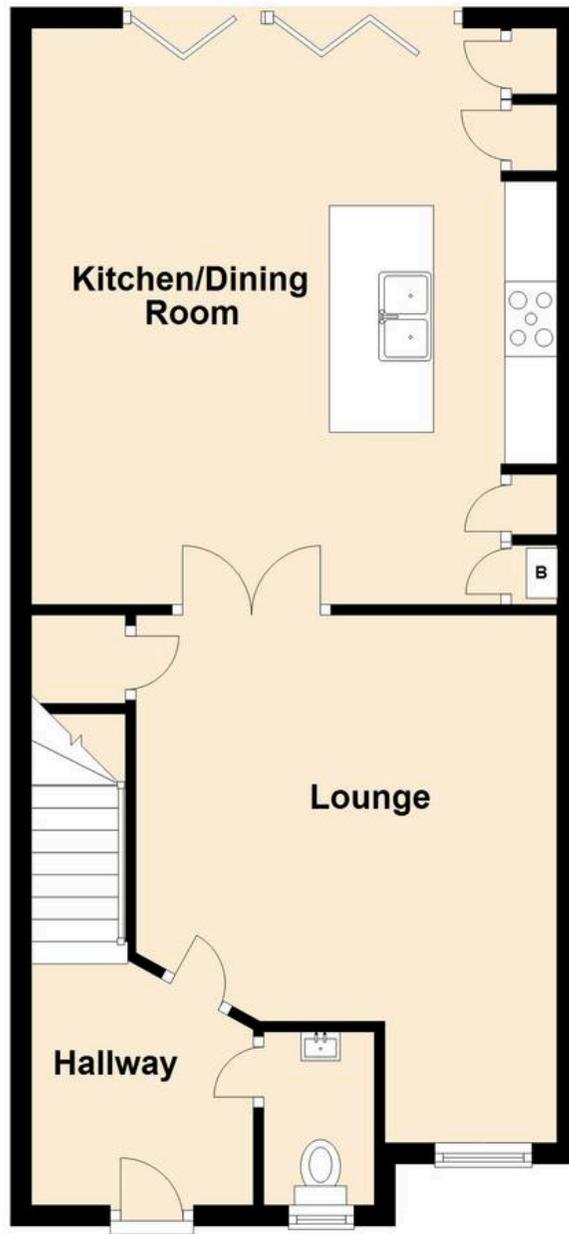
Backwell:

Nestled in the enchanting North Somerset countryside, Backwell is a delightful village with a strong sense of community. Backwell boasts excellent transport links, providing easy access to nearby towns and cities while retaining a peaceful ambience that offers a welcome respite from urban life. Families are drawn to Backwell for its outstanding schools and recreational facilities, fostering a safe and nurturing environment for children to grow. With a range of amenities, including local shops, cafes, and pubs, residents can savour a leisurely pace of life without sacrificing convenience. Whether you're looking for a cosy cottage, a spacious family home, or a tranquil retreat, Backwell offers a diverse selection of properties to suit all tastes and desires. Embrace the idyllic beauty of Backwell and discover the enchanting lifestyle it has to offer.

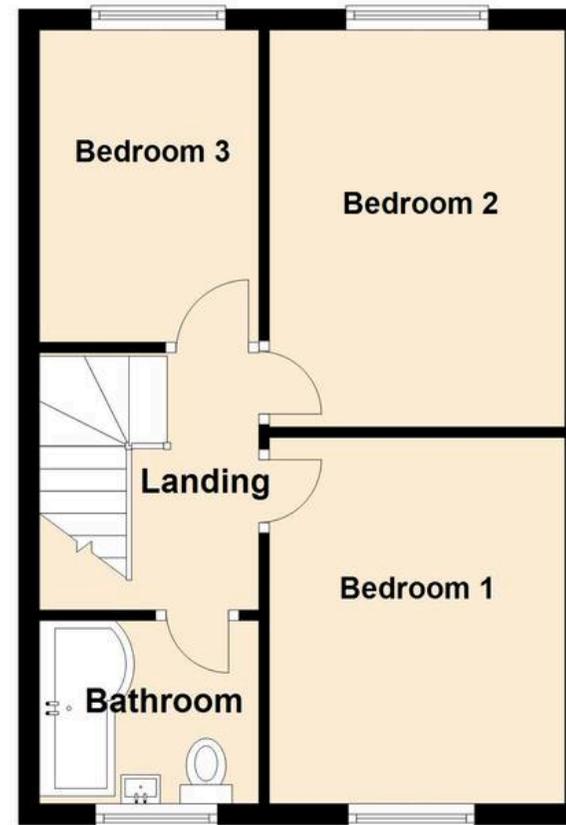




Ground Floor



First Floor



Sketch plan for illustrative purposes only
Plan produced using PlanUp.

15a St Andrews Road, Backwell



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.

