



Karen Close, Backwell

Offers over £635,000



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Bedrooms: 4

Bathrooms: 2

Receptions: 3

Brought to the market with the benefit of no onward chain complications is this versatile detached bungalow offering as many as four bedrooms if desired. The welcoming and spacious accommodation is perfect for both family buyers and those searching for a home for lateral living with plenty of space to entertain visiting family and friends.

The property occupies a delightful location within this well respected cul de sac, and its position, being set back from the road, affords it excellent privacy. To the front of the house is a good sized block paved driveway offering plenty of off street parking along with access to a double garage.

Entering the bungalow to the side you continue into a generous reception hallway which has been utilised by the current owners as a snug/library for many years. Continuing through into the main house you arrive at a great sized dining room which is almost open plan to the sitting room with just a single step down separating the rooms. The sitting room is incredible, showered by natural light from its large south/west facing window it is not only spacious but has a feature sloping roof to one side adding a little alpine like character. To the end of the sitting room a door leads you through to the forth bedroom, an extension from the original footprint of the property the rooms can be utilised as a craft/hobby room or maybe even a study if desired.



The kitchen lies to left of the property and is a traditional galley style with a range of wall mounted and floor base units to either side, there are twin eye level ovens, plumbing for white goods, recessed sink and space for a fridge freezer. There is a door leading to a handy utility room with further storage and the boiler as well as a separate door leading outside. To the rear of the kitchen is a super breakfast room with doors to the garden and an internal door leading back into the sitting room.

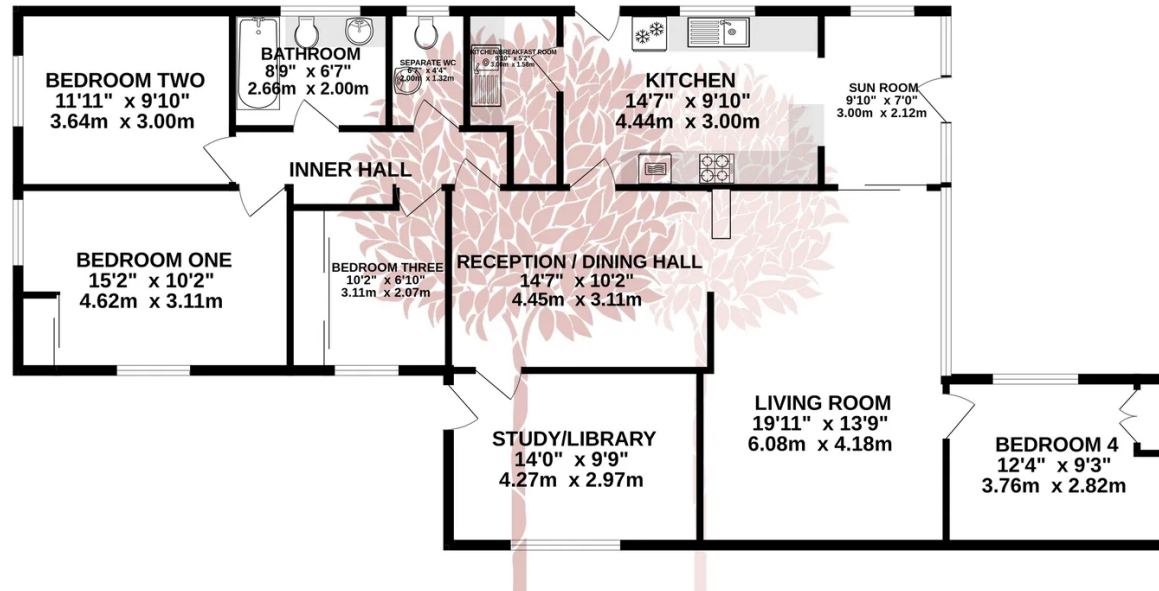


The three remaining bedrooms and family bathroom can be found off an internal hallway, all three rooms are of good size with the master bedroom and bedroom three benefitting from fitted cupboards. The family bathroom features a three piece white suite and there is the added advantage of a further cloakroom off the hallway.

Outside, the delightful garden can be accessed from several doors leading out from the property, it has been beautifully maintained over the years and features neat areas of level lawn with rockery and raised borders featuring a plethora of small trees, shrubs and flowers. There is a patio for summer dinner parties and barbecues along with gated access to the bordering hillside road.



GROUND FLOOR
1421 sq.ft. (132.0 sq.m.) approx.



TOTAL FLOOR AREA : 1421 sq.ft. (132.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Situation: Backwell is a suburban village south west of Bristol, on the A370 to Weston-super-Mare. It includes the hamlets of Backwell Common, Backwell Green and Farleigh. Nearby are Nailsea, Flax Bourton, Yatton, Brockley and Barrow Gurney. Backwell Lake is next to the road between Nailsea and Backwell and is just north of the railway station. The village has a long history, appearing in the Domesday Book in 1086 with the name 'Bacoile' meaning 'The well back on the hill'. The well is still in existence. Many residents of Backwell commute daily to Bristol by car via the A370, bus or train - the railway station has a direct service to London. Backwell is close to the M5 motorway and Bristol International Airport at Lulsgate is 3 miles (4.8 km) away by road. The airport serves both domestic and international routes, and is one of EasyJet's hub airports. Backwell has excellent junior and secondary schools; the largest junior school is Backwell Church of England Junior School, which is highly praised by Ofsted and performs consistently well in the league tables, and secondary school Backwell School, consistently features high in the league tables for GCSE results, and is recognised as one of the best state schools in North Somerset.

Directions: From the traffic lights in the centre of Backwell proceed left up Dark Lane until you come to Church Lane on your right hand side, turn right into Church Lane and proceed down the hill taking the first left hand turn into Karen Drive. Follow Karen Drive to the end and where it splits left and right take the left hand spur into the cul de sac and number 18 can be found on the right hand side of the road. What3Words: ///dislikes.exploring.taller

Material Information: This property operates on oil and solar heating. Council Tax band: G. Rented Solar panels.

