



11 The Crescent, Backwell

Guide Price £525,000



## 11 The Crescent

Backwell, Bristol

**A well-proportioned 1950s semi-detached home on The Crescent, offering a generous garden and contemporary living.**

The entrance hall is spacious, with room for storage and space for a neatly positioned sofa, creating a welcoming and practical arrival space. From here, the layout leads through to an open-plan living and dining area.

The dining area is positioned to the front, featuring exposed brickwork, wooden flooring, and a large bay window that provides excellent natural light. To the rear, a seating area offers a comfortable place to relax, watch television, or enjoy views over the garden. A downstairs WC is also located off the hall, adding everyday convenience.





The kitchen is modern and thoughtfully laid out, with fitted units, space for appliances, and an island with seating, ideal for morning coffee in the early light. Full-width, floor-to-ceiling sliding doors open directly onto the garden, while large skylights flood the space with natural light. Generous storage and a tucked-away utility area add everyday practicality, and a home office area at the far end provides a calm workspace with garden views.

**Generous storage and a tucked-away utility area add everyday practicality.**

**At the far end, a home office area has been created, offering a calm workspace with views over the garden.**

Upstairs, the landing is bright, with a window overlooking the garden, and there are three well-proportioned bedrooms. The front bedroom is a comfortable and calm space, with a large bay window, wooden flooring, and a clean finish.

The rear bedroom is also a good size and benefits from built-in storage and views over the garden, while the third bedroom offers flexibility as a child's room, nursery, or home office.

A family bathroom completes this floor.



Externally, the property offers off-street parking to the front, along with a well-kept front garden bordered by mature hedging, providing a good degree of privacy and kerb appeal. Side access leads through to the rear garden, which is a real strength of the house.

Opening directly from the house via the full-width sliding doors, the rear garden features a decked area ideal for outdoor seating, flowing onto a good-sized lawn beyond. Fencing provides clear boundaries, softened by established planting, trees, and shrubs that create a private feel.

The south-easterly aspect allows the garden to enjoy plenty of natural light throughout the day. At the far end of the garden, a useful storage shed provides space for bikes, tools, and garden equipment. It is a space that feels relaxed and usable, without being overlooked, and with attractive views throughout the year.

The Crescent is a well-regarded road of well-built, well-proportioned homes, with a great community. A great style of house in a popular setting, with everything you need close at hand.



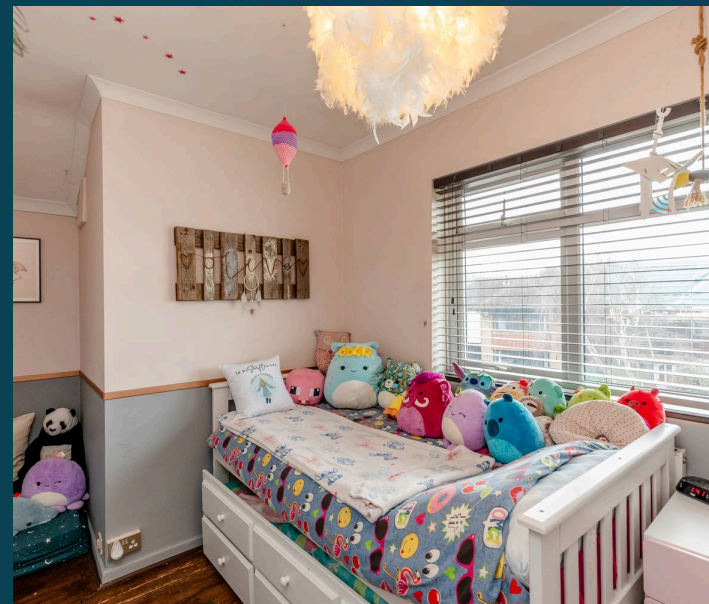


## Location and Connectivity

Village living with excellent access to Bristol and beyond.

Backwell is a well-regarded village in North Somerset, offering a balance between village life and easy access to the city. With excellent transport links, including Backwell and Nailsea train station, there is straightforward access to Bristol, the airport, and surrounding towns.

The village benefits from highly rated schools, local shops, cafes, and traditional pubs, while nearby Nailsea provides a wider range of supermarkets and amenities for day-to-day needs.



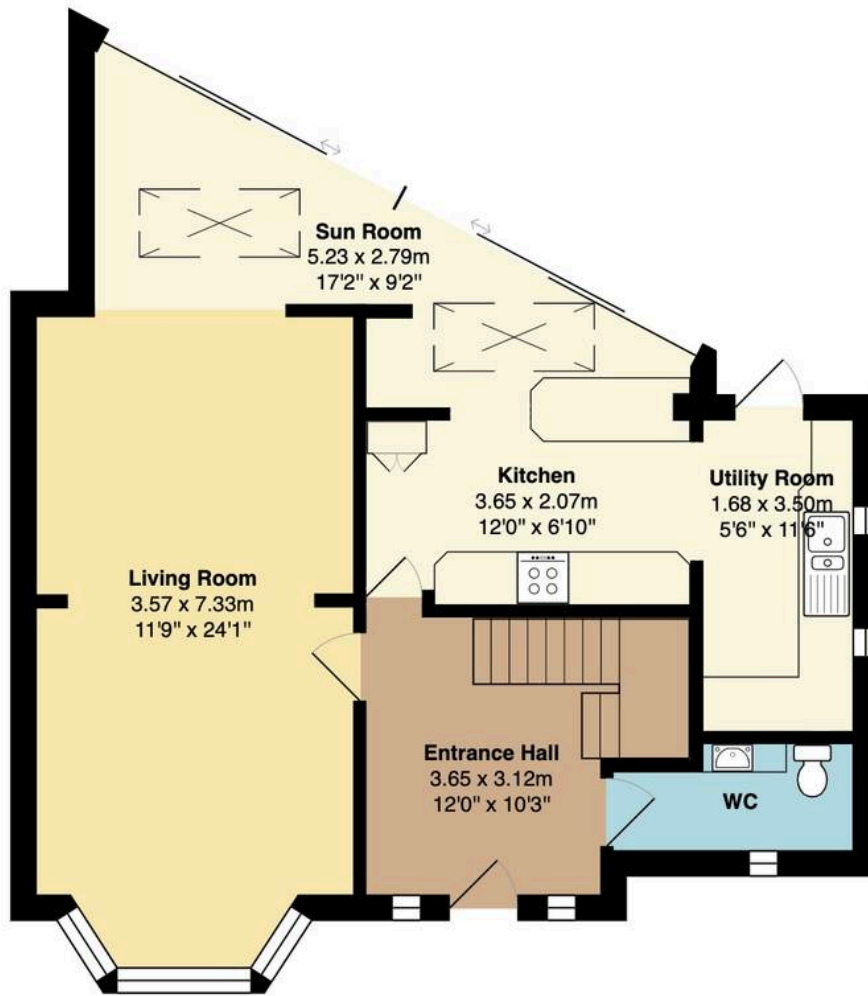
## Material Information

Council Tax band: D

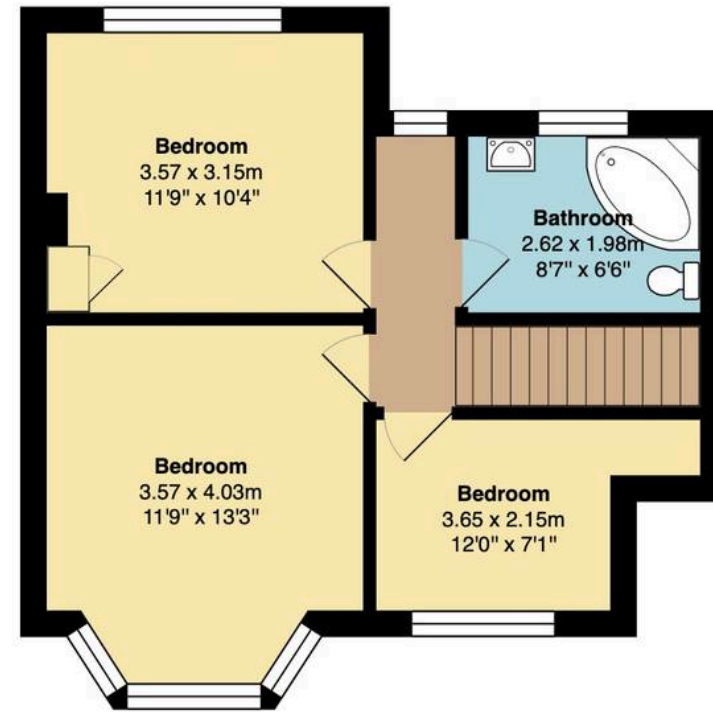
Tenure: Freehold

EPC Energy Efficiency Rating: D





**Ground Floor**  
Area: 66.3 m<sup>2</sup> ... 713 ft<sup>2</sup>



**First Floor**  
Area: 43.7 m<sup>2</sup> ... 470 ft<sup>2</sup>

**Total Area: 110.0 m<sup>2</sup> ... 1184 ft<sup>2</sup>**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such.



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