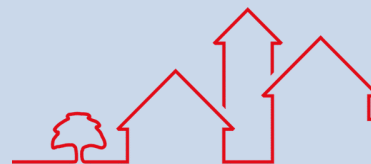




27 Embercourt Drive, Backwell

Guide Price £675,000



Parker's

Estate Agents & Property Lettings



27 Embercourt Drive

Backwell, Bristol

This substantial four-bedroom detached house is offered to the market with no onward chain and occupies a generous plot in a highly sought-after central village location. The property is ideally situated for families and commuters, with excellent access to highly regarded local schools, shops, amenities, and public transport links, including the mainline train station.

Extended to provide spacious and versatile accommodation, the house presents an exciting opportunity for those wishing to style their dream home, as it would benefit from some cosmetic updating.

The ground floor features a welcoming reception hall, a bright sitting room, a separate dining room, a well-proportioned kitchen/breakfast room, a utility room, and a convenient ground floor shower room. Upstairs, there are four double bedrooms, each with fitted or built-in wardrobes, including a principal bedroom with an en suite shower room, in addition to a family bathroom. The property also benefits from 11 solar panels (with a recently changed inverter), which contribute to energy efficiency. A double garage and ample driveway parking further enhance the appeal of this versatile family home.

The property enjoys impressive wraparound gardens, enclosed by natural hedging to provide an excellent degree of privacy. The extensive front and side gardens are predominantly laid to lawn and complemented by a variety of shrubs and perennials, creating a welcoming and established setting. A tarmac driveway leads to the house and double garages, offering ample off-street parking for multiple vehicles. The mature rear garden is fully enclosed and features both lawn and patio

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areas, an abundance of established plants and a selection of fruit trees.

This property represents a rare opportunity to acquire a sizeable family home with versatile accommodation and generous, private gardens in a prime village setting. Early viewing is highly recommended.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

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.



Porch

Entered via UPVC double glazed door with UPVC double windows. Vinyl floor covering. UPVC double glazed door to reception hall.

Reception Hall

Stairs to first floor accommodation and radiator. Doors to Sitting Room, Dining Room, Kitchen/Breakfast Room and Shower Room.

Shower Room

Wet room style. Tiled and fitted with suite comprising; vanity unit with inset basin, low level W.C and electric shower. Radiator and UPVC double glazed window to rear.

Sitting Room

Lovely dual aspect room with UPVC double glazed window to front and UPVC double glazed sliding patio door to rear garden. Feature fireplace and wall lights.

Dining Room

Triple aspect room with UPVC double glazed walk in bay window to front. Two radiators. Door to Kitchen/Breakfast Room.

Kitchen/Breakfast Room

Fitted with a range of wall and base units with work surfaces over. Inset one and a half bowl sink and drainer with mixer tap. Built in eye level electric double oven and gas hob and concealed extractor. Spaces for dishwasher and under counter fridge. A peninsular breakfast bar provides additional storage. A floor standing Ideal Mexico provides heating and hot water. Vinyl tile flooring to the kitchen area. Two UPVC double glazed windows to side and UPVC double glazed door to Rear Porch.

Rear Porch

Fitted with a range of base units with work surfaces over. Space for fridge/freezer. Vinyl tiled flooring. UPVC double glazed window to side and UPVC double glazed door to rear. Door to Utility Room.

Utility Room

Fitted with base units with work surface over. Inset sink and drainer. Spaces for washing machine and tumble dryer. UPVC double glazed window to rear.





Galleried Landing

Loft access with fitted ladders. Airing cupboard housing immersion tank. Radiator and UPVC double glazed windows to front and rear. Doors to all Bedrooms and family Bathroom.

En Suite Shower Room

Fitted with a tiled shower cubicle with electric shower, wall mounted basin and low level W.C. Extractor.

Bedroom 2

A range of fitted wardrobes and radiator. UPVC double glazed windows to the front and both sides.

Bedroom 3

Built in double wardrobe and vanity unit with inset basin. Radiator and UPVC double glazed window to side.

Bedroom 4

Built in double wardrobe. Radiator and UPVC double glazed window to rear.

Family Bathroom

Tiled and fitted with a white suite comprising; panelled bath with mixer tap and shower attachment, pedestal wash basin and low level W.C. Radiator and tiled flooring. UPVC double glazed window to rear.

Front Garden

Enclosed by natural hedging, the extensive front and side gardens are predominantly laid to lawn with a variety of shrubs and perennials. A Tarmac driveway leads to the house and garages and provides ample off street parking.

Rear Garden

These mature gardens are fully enclosed and offer a good deal of privacy. Predominantly laid to lawn and patio there are an abundance of established plants along with a selection of fruit trees. There are three Apple varieties, a Plum and a Pear.

Driveway

3 Parking Spaces. Tarmac driveway.



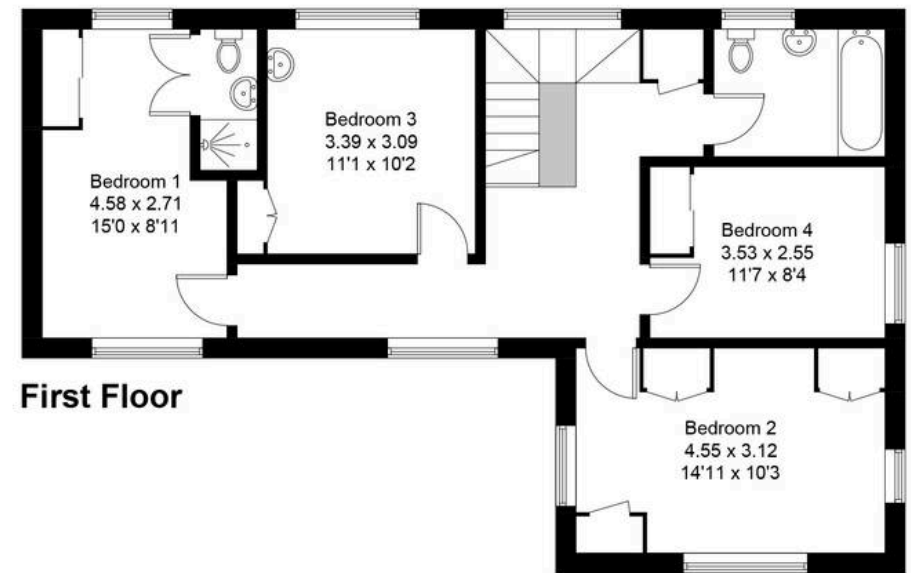
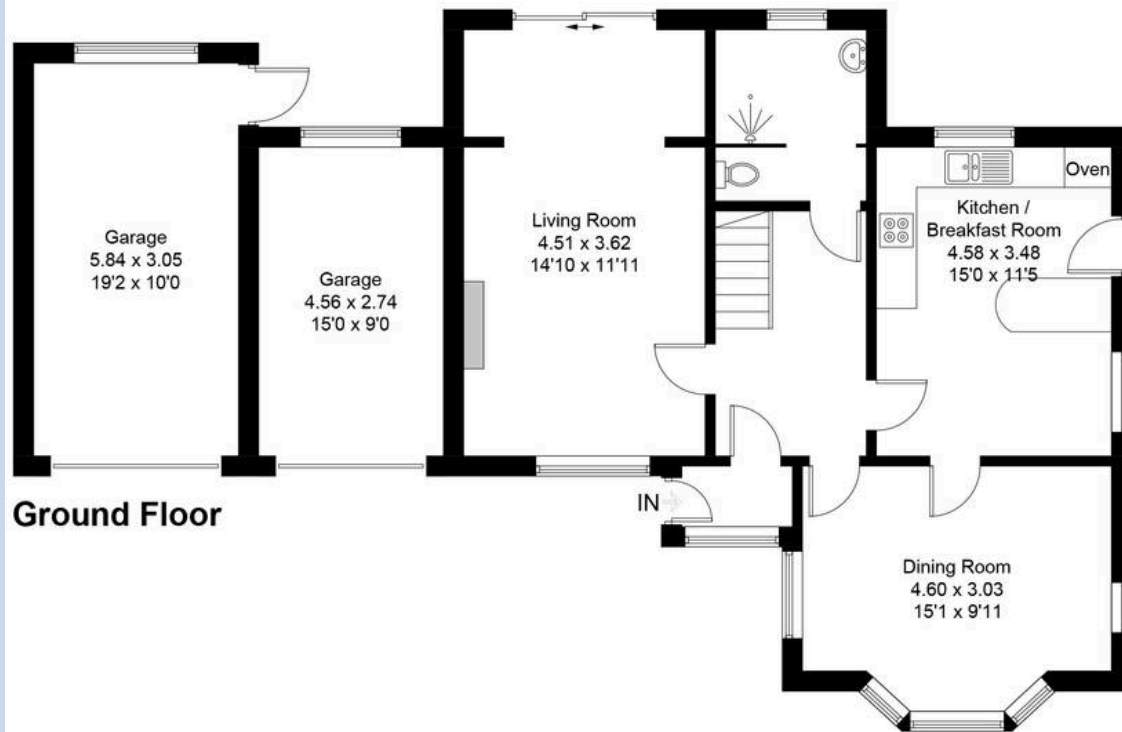


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Approximate Gross Internal Area = 145.7 sq m / 1568 sq ft

Garage = 30.6 sq m / 329 sq ft

Total = 176.3 sq m / 1897 sq ft



For illustrative purposes only. Not to scale. ID1316810

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.

Floor Plan Produced by EPC Provision



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.

