



39 Dark Lane, Backwell, BS48 3NT

£812,000

A truly special, 4 Bedroom detached family home which offers a generous amount of versatile & flexible accommodation, that was originally built in the 1930s but has since been updated and extended to create this wonderful and deceptively spacious home whilst sitting on a larger than average plot. Superbly positioned, being just a short walk to the local amenities and excellent schools in this sought after village, the property is presented for sale in first class condition throughout and boasts huge flexibility along with a stunning outlook to the rear. On the ground floor there are two Bedrooms - one with an En Suite, a Cloakroom, a Utility Room and a quite simply outstanding open-plan Kitchen/Living/Dining Room with Hive controlled under floor heating, Jotul woodburning stove & bi-folding doors to the rear garden. To add to the ground floor space you will find a stunning Studio and Office, also with underfloor heating. On the first floor, there is a generous landing area which can be used as a Sitting Room along with two further Bedrooms and a good-sized luxury Bathroom with separate Shower whilst externally, the front occupies a well-screened setting, with a gated drive leading to the house, plenty of driveway parking and an EV charging station / substantial carport. The rear garden is a very good size, amounting in all to approximately 0.23 acre and has been designed by OuterSpace, with well-established borders, mature planting, numerous productive Apple, Plum and Fig trees and a Walnut tree. There are raised beds planted with gooseberries, blackcurrants, raspberries, and rhubarb. An insulated Cedar wood double-glazed Summerhouse set to one side and a large double- glazed Cedar wood timber workshop-garden shed stands at the bottom of the garden. EPC rating - C.

Entrance Porch

Entrance Hall



Cloakroom

Guest Bedroom
16'6" x 12'1" (5.03m" x 3.68m")

Guest Suite

Bedroom 4
10'9" x 10'7" (3.28m" x 3.23m")

Kitchen/Living/Dining Room
34'2" x 25'10" (10.41m" x 7.87m")

Utility Room

Studio
14'7" x 11'3" (4.45m" x 3.43m")

Office
10'10" x 8'4" (3.30m" x 2.54m")

First Floor Sitting Room

Bedroom 1
18'3" x 12'3" (5.56m" x 3.73m")

Bedroom 3
12'3" x 10'6" (3.73m" x 3.20m")

Luxury Family Bathroom

Wonderful Gardens

